



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairman Sprague
Invocation	Deanne Hall
Pledge of Allegiance	Brett McGuire
Quorum	Chairman Sprague
Approval of Minutes for November 16, 2006	Chairman Sprague
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairman Sprague

Old Business

Rezoning..... Staff

1. **RZ 06-10-04**, Rezone Tax Map 078B Parcel 051I; Tax Map 079 Parcels 039, 040, 041, 042, 043, 044, and 045; and that portion within Columbia County of three parcels listed in Richmond County as Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0, for a combined acreage of 31.75 acres located on Flowing Wells Road, Pleasant Home Road, and Windom Josey Trail, from R-2 and M-1 to C-2. *Commission District 2.* [Application] [Map] [Staff Report]

New Business

Final Plat..... Staff

Preliminary Plat..... Staff

2. **Riverwood West Revision**, General Woods Parkway, Zoned PUD, 181 lots and 38 units, 112 acres, *Commission District 3.* [Map] [Plat] [Staff Report]
3. **Bartram Trail VI**, off of Columbia Road, Zoned PUD, 29 lots, 17.08 acres, *Commission District 3.* [Map] [Plat] [Staff Report]
4. **Connor Place**, off of Old Evans Road, Zoned T-R, 76 units, 10.46 acres, *Commission District 2.* [Map] [Plat] [Staff Report]

Rezoning..... Staff

5. **RZ 06-12-01**, Rezone Tax Map 073A Parcel 158, 0.41 acre located at 303 South Belair Road from R-2 to P-1. *Commission District 3.* [Application] [Map] [Staff Report]
6. **RZ 06-12-02**, Rezone Tax Map 072B Parcel 128, 0.43 acre located at 4567 Cox Road from R-2 to P-1. *Commission District 3.* [Application] [Map] [Staff Report]
7. **RZ 06-12-03**, Rezone Tax Map 079 Parcel 046, 1.42 acres located at 102 Windom Josey Trail from R-2 to C-2. *Commission District 2.* [Application] [Map] [Staff Report]
8. **RZ 06-12-04**, County-Initiated Rezoning of Various Properties, 51 parcels on Hardy McManus and Three J Road with a combined acreage of approximately 400 acres from M-2 to R-1, *Commission District 1.* [Map] [Staff Report]



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

9. **RZ 06-12-05**, Rezone a portion of Tax Map 051 Parcel 003, 17 acres located on Chamblin Road from R-A to S-1. *Commission District 3.* [Application] [Map] [Site Plan] [Staff Report]
 10. **RZ 06-12-06**, Rezone Tax Map 067 Parcel 017, 61.8 acres located at 4935 Hereford Farm Road from R-1 to R-2 RCO. *Commission District 3.* [Application] [Map] [Site Plan R-2] [Site Plan R-2 RCO] [Staff Report]
 11. **RZ05-06-07 (Revision)**, Request to amend the condition of zoning to allow a reduced front setback from 55 feet to 40 feet, Section 90-53, Front Setback, for Lots 17 through 20, Tax Map 072 Parcel 156E, 8.47 acres located on Gibbs Road. *Commission District 3.* [Application] [Map] [Site Plan] [Staff Report]
 12. **RZ03-02-06 (Revision)**, Revision to PUD plan for University Hospital property, Belair Road at Town Park Drive. [Map] [Renderings] [Site Plan] [Staff Report]
- Variation**..... **Staff**
13. **VA06-12-01**, Request for a variation from Section 90-96(c)(5) pertaining to overhead doors in the Evans Town Center Overlay District, Tax Map 072A Parcel 117, 0.41 acres located on Washington Road. *Commission District 3.* [Map] [Site Plan] [Staff Report] [Renderings]

Staff Comments **Staff**
Public Comments..... **Chairman Sprague**
Adjourn **Chairman Sprague**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: December 2006

Board/Commission	Date	Time	Location
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December 7, 2006

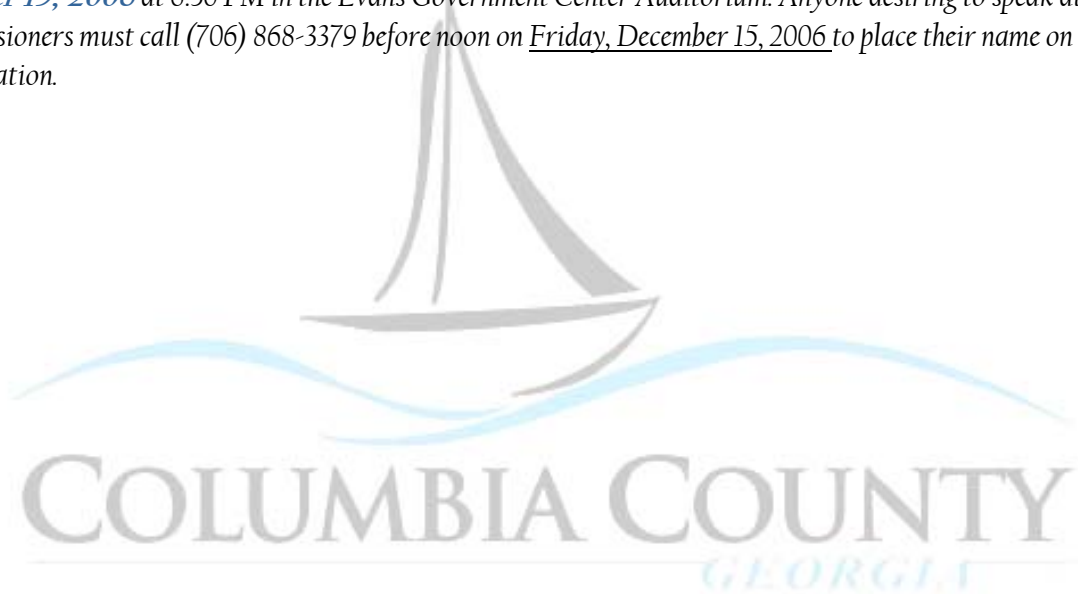


AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Board of Commissioners	December 5, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	December 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	December 18, 2006	3:30 PM	Evans Government Center Auditorium
Board of Commissioners	December 19, 2006 CANCELLED	6:30 PM	Evans Government Center Auditorium
Planning Commission	December 21, 2006	6:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on *Tuesday, December 19, 2006* at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on *Friday, December 15, 2006* to place their name on the agenda for presentation.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from M-1 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 078 B Parcel # 0511
Address Flowing Wells Rd Acreage 6.213
Road Frontage 300 feet on the North/South/East/West (circle one) side of
Flowing Wells Road Property is approximately 100 feet from the
intersection of Flowing Wells & Wheeler Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: McKnight Properties Inc. APPLICANT: B+C Southeast, LLC
ADDRESS: 635 Northwest Frontage ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

W. D. McJannet
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet A. Gaudin Notary Public

My Commission Expires 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 039
Address Pleasant Home Rd. Acreage 6.21
Road Frontage 650 feet on the North (South) East/West (circle one) side of
Pleasant Home Road. Property is approximately 425 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: William D McKnight + Mason H. McKnight III APPLICANT: B+C Southeast, LLC
ADDRESS: PO Box 204718 ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30917 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706)-722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

William D. McKnight
Owner's Signature

B+C Southeast
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet N. Gordon Notary Public

My commission expires 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 039
Address Pleasant Home Rd. Acreage _____
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
_____ feet from the intersection of _____. Property is approximately _____ feet from the intersection of _____. The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Mason H. McKnight III APPLICANT: B+C Southeast, LLC
ADDRESS: PO Box 204718 ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30917 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Will D. McKnight III
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet W. Gorman Notary Public

my commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 040
Address Pleasant Home Rd. Acreage 5.04
Road Frontage none feet on the North/South/East/West (circle one) side of
intersection of Pleasant Home & Old Anderson. Property is approximately 910 feet from the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: B+C Southeast, LLC + APPLICANT: B+C Southeast, LLC
ADDRESS: 2743 Perimeter Pkwy ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30909 CITY: Augusta ZIP: 30909
PHONE #: (706) 722-5565 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Jordan Notary Public

My Commission Exp. 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:
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Evans, GA 30809

Date Received: _____
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REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 040
Address Pleasant Home Rd. Acreage 5.04
Road Frontage NONE feet on the North/South/East/West (circle one) side of
intersection of Pleasant Home Rd & Old Anderson Rd. Property is approximately 910 feet from the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: McKnight Investment Co + APPLICANT: B+C Southeast, LLC
ADDRESS: 635 NW Frontage Rd ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta GA ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Chell D. McKeith
Owner's Signature

B. G. Gable
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Gordon Notary Public
My Commission Exp. 2/06/2009

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REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 041
Address 107 Windom Josey Trail Acreage 1.55
Road Frontage 210 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 1050 feet from the
intersection of Pleasant Home Rd + Old Anderson Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Mary Christmas Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 107 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: _____ PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Mary Christmas Josey
Owner's Signature

B. C. Southeast, LLC
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet W. Jordan Notary Public

my commission exp. 2/06/2009

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REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 042
Address 108 Windom Josey Trail Acreage 2.08
Road Frontage 235 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 1000 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Karen Sheppard Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 108 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-860-4964 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Karen Sheppard Josey B&C Southeast, LLC
Owner's Signature Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet H. Giddens Notary Public

My commission exp 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division
P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

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REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 043
Address 101 Windom Josey Trail Acreage 1.51
Road Frontage 165 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 845 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Windom H. Josey APPLICANT: B & C Southeast, LLC
ADDRESS: 101 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-831-7040 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet H. Olden Notary Public

My commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

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REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 044
Address 105 Windom Josey Trail Acreage 1.55
Road Frontage 225 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 875 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Tarynn W. Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 105 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-414-9001 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Tarynn Josey
Owner's Signature

B&C Southeast, LLC
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Williams Notary Public

My Commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division
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REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 045
Address 101 Windom Josey Trl Acreage 1.55
Road Frontage 215 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 800 feet from the
intersection of Pleasant Home Rd & Old Anderson Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Debra F Love Meghee APPLICANT: B+C Southeast, LLC
ADDRESS: 4171 Melvin Rd. ADDRESS: 4743 Perimeter Pkwy
CITY: Evans ZIP: 30809 CITY: Augusta ZIP: 30909
PHONE #: 706 868 5882 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. no (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Debra F. Love Meghee
Owner's Signature

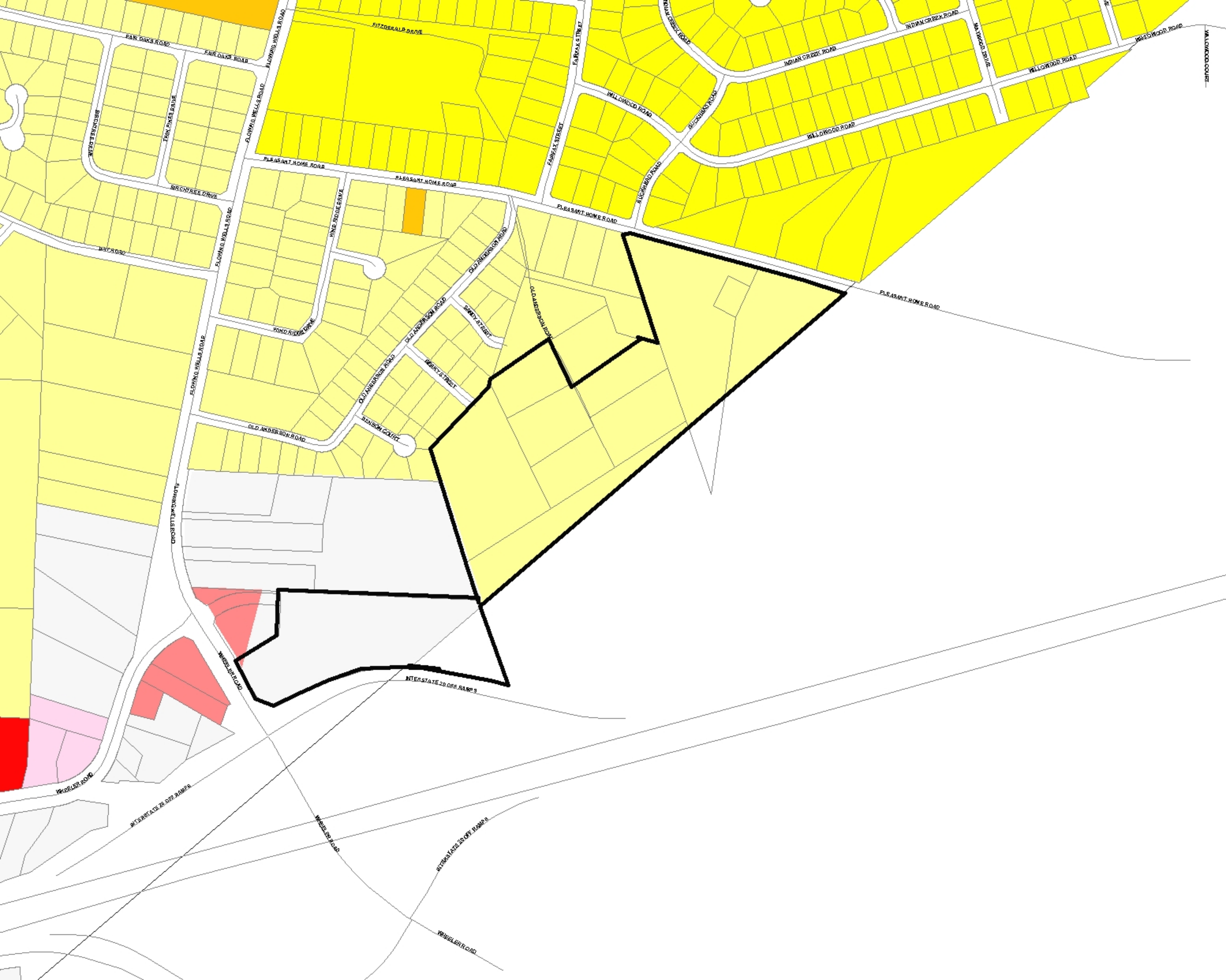
[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet W. Gordon Notary Public

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Please return original notarized application with all documents, along with your \$535.00 application fee to:
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File # _____





REZONING

December 7, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

Property Information	
Tax ID	Tax Map 078B Parcel 0511, Tax Map 079 Parcel 039, Tax Map 079 Parcel 040, Tax Map 079 Parcel 041, Tax Map 079 Parcel 042, Tax Map 079 Parcel 043, Tax Map 079 Parcel 044, and Tax Map 079 Parcel 045; And Portion within Columbia County listed in Richmond County for Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0
Location/address	Flowing Wells Road, Windom Josey Trail, Pleasant Home Road
Parcel Size	± 31.75 acres
Current Zoning	M-1 (Light Industrial) and R-2 (Single Family Residential)
Existing Land Use	Single Family Residential, Industrial, Vacant
Future Land Use	Industrial, commercial, high density residential potential
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	

Summary and Recommendation

Blanchard and Calhoun Commercial, applicant, and various owners request the rezoning of a combined 31.75 acres located north of I-20 and between Flowing Wells Road and Bobby Jones Parkway from M-1 and R-2 to C-2 to allow development of a large shopping center. The property is located within both Columbia and Richmond counties, and future development will require approval of both counties. In addition, the project will require inter-county cooperation as development progresses. Finally, based upon the total commercial square footage, the project may require a Development of Regional Impact (DRI) study through the Regional Development Center (RDC).

The property is located next to Interstate 20 in an area that has historically been industrial and heavy commercial. It has been considered a part of or adjacent to the Tier I Martinez commercial node. Given the proximity to I-20 and Bobby Jones Expressway, it is unlikely that the currently zoned R-2 properties would be developed as single family residential. Typical development in close proximity to an interstate would be commercial, industrial, or high density residential. Therefore, staff believes that this location as a large commercial venture does have merit. There are established single family residential uses to the north and west of the proposed commercial use; the code establishes buffering provisions intended to minimize any negative effects that the commercial use may present to the residential uses. It appears that



REZONING

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M-1 and R-2 to C-2

if the rezoning were approved perhaps seven lots occupied by residential structures would abut the property being considered for commercial zoning.

The applicant submitted a preliminary conceptual plan that proposed restructuring the road network in this area. Currently the main east west road is Pleasant Home Road that extends between Bobby Jones Expressway on the east to Flowing Wells Road on the west. Given the fact that Pleasant Home Road is one of the few east-west through streets in the area, it carries a significant volume of traffic. The proposed road restructuring would follow the current path of Pleasant Home Road from its intersection with Bobby Jones Expressway westward for about 4,000 feet, at which point it would be rerouted through the commercially zoned property and would continue westward for another 4,000 feet to the intersection of Flowing Wells Road and Wheeler Road. This change to the road network could substantially reduce the flow of traffic on the western end of Pleasant Home Road, which is primarily a residential area.

Staff expressed concern about the potential traffic impact to Pleasant Home, Flowing Wells, and Wheeler Roads. A development of the magnitude proposed with big box retail as well as several "out parcels" that could be used for retail, restaurants, and similar commercial uses would generate a significant increase in traffic volumes in the general area. The applicant commissioned a traffic study to measure the potential impacts, as well as possible solutions or measures to mitigate those impacts. The Planning Commission tabled further action on this project until December 7 when the consultant indicated the traffic study would be completed.

Staff of the county construction and maintenance department has met with the applicant and will be involved should the project move forward. Also, the county water and sewer department must be involved to determine where lift stations may be required. At this point the county has not received the results of the traffic impact study. Thus, staff is not able to evaluate the traffic impacts on the area from this development. Staff has inquired about the progress on the traffic study and has requested indication if there would be adequate time for staff to evaluate the study prior to the December 7 meeting. At this point in time it would appear the study will not be available for staff evaluation prior to the December 7 meeting.

The proponent of the rezoning specifically requested to be placed on the December 7 planning commission to move the project along within a time frame during which the applicant's options on property would remain in effect. If staff analysis of the traffic study is not possible prior to December 7, staff will have no alternative but to recommend another tabling action. I would point out to the planning commission that no final action by the board of commissioners can take place until early January. Therefore, the planning commission will have another opportunity on December 21 to act on this request.

Interdepartmental Review

Conditions

Planning: If the threshold criteria are reached requiring a development of regional impact (DRI) review, the developer will be required to complete those necessary steps.

Approval shall be based upon evidence from the traffic study that the road network including both the existing system and the new roads to be constructed by the developer will accommodate traffic flows at an



REZONING

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M-1 and R-2 to C-2

acceptable level of service, preferably not below level of service C. Approval shall not be given until the results of the traffic study have been adequately reviewed by county staff.

Engineering: The property is located in the Crane Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required.
5. A left turn analysis will be required to determine the need for installation of a left turn lane on Pleasant Home Road.
6. A deceleration lane, dimensioned for the posted speed limit on Pleasant Home Road will be required.
7. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Water and Sewer: Some parcels would require a sewage lift station. The Owner/Developer would be responsible for all costs to provide water and sewer services to various parcels.

Health Department: Must contact health department.

Storm water: An Easement is required over all storm lines.

Construction and Maintenance: Access to be approved by Georgia Department of Transportation must approve access to widening project. The County Engineer must approve access to county road.

Comments

Water and Sewer: County water is available on a sixteen inch line and an eighteen inch line. County sewer is available on an eight inch line on Windom Josey Trail. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Sheriff: There have been traffic accidents in the past 12 months on Flowing Wells and Pleasant Home Road. This project will affect safety and traffic conditions in the area. Commercial construction sites are high risk areas for thefts and property damage. The Sheriff's Office will implement patrols to deter these types of crimes. There is adequate access for public safety vehicles. Depending on the location of the entrance/exists, this project may require deceleration lanes.

Construction and Maintenance: This project will affect the priority of planned road projects. Columbia County is designing a project from I-20 to Washington Road along Flowing Wells.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.



REZONING

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M-1 and R-2 to C-2

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request could adversely affect the nearby neighborhood. However, buffering provisions are in place to minimize the impact.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP in so far as this area is considered a part of the Martinez Tier I node.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for residential use, although its proximity to I-20 and Bobby Jones Expressway would suggest that the property is most suited for high density residential, as opposed to single family.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal could cause excessive or burdensome use of public facilities or services. The applicant has commissioned a traffic study to measure the impact of the proposed commercial use on county owned roads. Those results are not yet available.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing industrial zoning of nearby properties, but is not reflected in the adjacent residential properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.

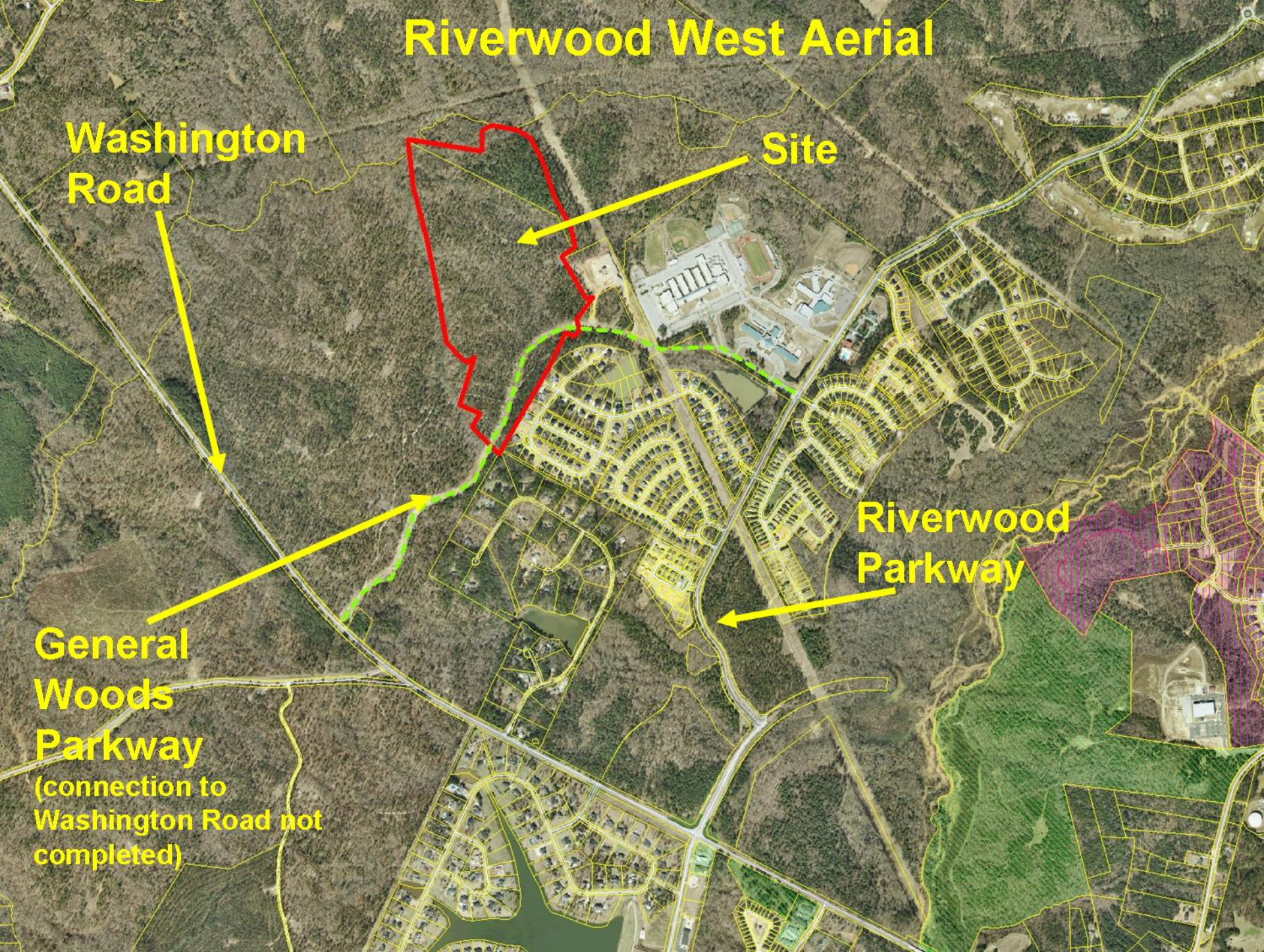
Riverwood West Aerial

Washington
Road

Site

General
Woods
Parkway
(connection to
Washington Road not
completed)

Riverwood
Parkway





CURVE	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH
1	738.00	664.20	N07°59'27"W	644.40	11	275.00	354.50	S6°42'29"E	183.43	21	295.00	71.33	N69°46'01"W	71.82
2	760.00	393.14	N43°49'39"E	369.93	12	235.00	65.92	S39°48'32"E	65.70	22	455.00	93.13	N63°31'27"W	98.57
3	760.00	393.14	N70°35'34"W	353.31	13	150.00	352.29	N03°49'17"E	146.09	23	255.00	88.59	S25°48'14"E	86.58
4	10.00	86.68	S84°09'37"W	78.95	14	65.00	99.01	S70°02'13"E	96.44	24	465.00	294.80	S27°03'29"E	241.44
5	10.00	108.74	N06°47'25"W	105.32	15	675.00	61.67	N07°04'11"W	60.54	25	825.00	53.20	N79°07'17"W	52.80
6	10.00	243.47	N07°40'20"E	219.89	16	170.00	35.43	S09°47'38"W	154.58	26	1095.00	38.00	N33°09'49"W	367.81
7	96.00	141.37	N07°40'20"E	167.88	17	475.00	354.30	N23°43'17"E	146.38	27	140.00	83.41	N36°11'32"E	79.31
8	10.00	36.28	N30°17'51"W	34.23	18	595.00	498.91	N00°42'38"E	497.86	28	375.00	287.62	N68°07'37"W	286.62
9	10.00	151.08	N47°49'39"W	153.83	19	215.00	418.58	N07°47'49"W	358.13					
10	10.00	158.51	N80°43'12"W	157.49	20	255.00	65.92	N7°40'21"W	65.67					
11	10.00	483.44	S16°37'27"W	394.89	21	255.00	563.87	N50°46'45"W	325.46					
12	60.00	101.47	S05°02'25"E	101.57	22	195.00	374.74	N49°44'28"E	369.91					

FLOODPLAIN DATA			
LEG: 4000-000	107' N	SE 1/4	P 1/4
KINTON	17	217.08	214.06
	13	217.07	214.07
	4	217.06	214.08
	1	217.05	214.09
	11	217.04	214.10
WIFI BUSTON	12	217.03	214.11
	2	217.02	214.12
	15	217.01	214.13
	16	217.00	214.14
	17	216.99	214.15
FINELAND	18	216.98	214.16
	19	216.97	214.17
	20	216.96	214.18
	21	216.95	214.19
	22	216.94	214.20
MELFISTON	23	216.93	214.21
	24	216.92	214.22
	25	216.91	214.23
	26	216.90	214.24
	27	216.89	214.25



PRELIMINARY PLAT

RIVERWOOD WEST REVISION

Property Information

Subdivision Name	Riverwood West Revision
Location/address	General Woods Parkway (construction underway)
Development Acreage	112 acres
Number of lots/units	181 single-family lots and 38 townhomes (1.96 lots and units/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	Civil Design Solutions
Commission District	District 3 (Ford)
Recommendation	Approval with changes

Summary and Recommendation

Riverwood Land, LLC. seeks preliminary plat approval for a revision to Riverwood West. The original plat approved May 4, 2006 by the Planning Commission showed 181 single-family lots and 47 attached townhome units on a total of 112 acres for a density of 2.03 lots per acre. The revised plat calls for 181 single-family lots and 38 attached townhome units on a total of 112 acres for a density of 1.96 lots per acre. The property is zoned PUD (Planned Unit Development). The plans have received all approvals with a few minor changes yet to be worked out with staff regarding site distance within the R/W. Staff would also like to inform the Planning Commission that this development is to be accessed off of General Woods Parkway (formerly Pollard's Pass), which is under construction. Only the entrance to Washington Road has yet to be completed, and this will be the responsibility of Columbia County as part of an agreement with the developer. The County believes that once the bidding process has been completed, the remaining improvements to General Woods Parkway should be completed by August 1, 2007, in time for the new school year. Because this road is not yet completed, all original conditions of zoning and subdivision approval shall still remain in effect. This means that **no lots in any subdivision along General Woods Parkway may be given final plat approval until the road has been completed and tied into Washington Road.** This subdivision also includes a new collector road called Duncan Street that stubs out to the Georgia Power easement on the eastern side of the property. This stub-out has been shown as a requirement of the subdivision regulations. Staff will be working with the developer in the future to determine the long-term plans for this collector.



PRELIMINARY PLAT

RIVERWOOD WEST REVISION

Departmental Conditions:

- Water and Sewer: None.
- Natural Resource Conservation Service (NRCS): None.
- Health Department: None.
- Planning and Development: General Woods Parkway must be completed all the way from Riverwood Parkway to Washington Road prior to approval of the final plat to sell lots. Additionally, Pond View Drive must be connected to General Woods Parkway prior to approval of the final plat. Additional clearance of trees and grading within the no right of access buffer shall require review by the County Engineer and the Planning Director. No clearance may occur beyond what is approved by staff. Sidewalks are required on both sides of every street in all sections of the development with lot areas of 10,000 square feet or less.
- Engineering: Site distance must meet all applicable standards and requirements.
- Board of Education: None.
- Sheriff: None.
- Fire Marshal: None.

Departmental Comments:

- Water and Sewer: A few changes to be made to the plans. County water and sewer is available.
- Natural Resource Conservation Service (NRCS): The erosion and sediment control plan meets the requirements of the rules and regulations governing land-disturbing activities.
- Health Department: County water and sewer
- Planning and Development: All original conditions from rezoning and preliminary plat approval remain in effect.
- Engineering: Some changes needed prior to release of the plans for construction. Staff will not release the plans for construction until all engineering requirements have been met.
- Board of Education: New construction throughout Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion at peak school hours will increase.
- Sheriff: Property damage and thefts are associated with residential development. This project will require additional patrols to deter these types of crimes.
- Fire Marshal: No comments.

Staff recommends **approval with departmental conditions** included.

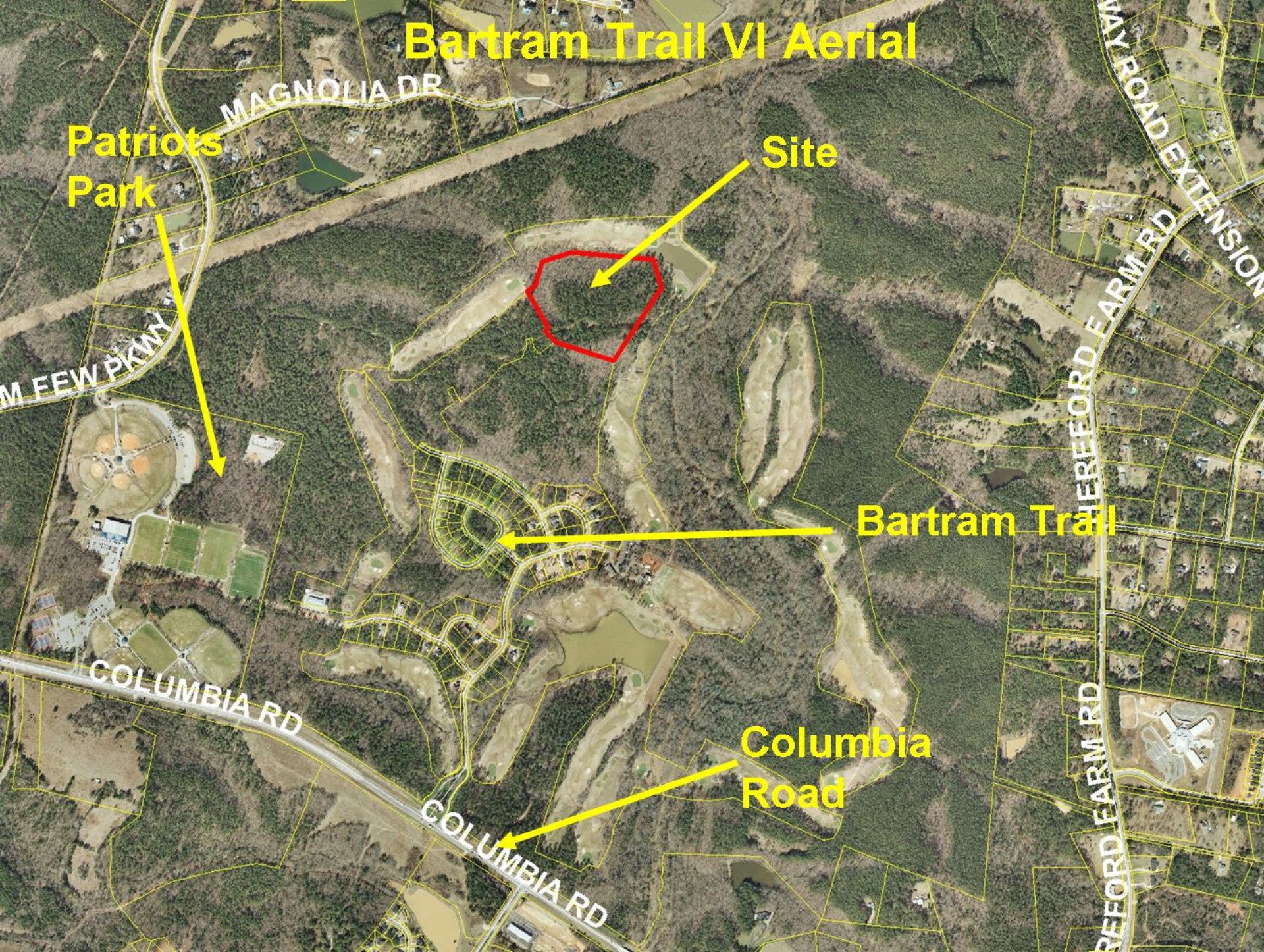
Bartram Trail VI Aerial

Patriots
Park

Site

Bartram Trail

Columbia
Road







PRELIMINARY PLAT

BARTRAM TRAIL VI

Property Information

Subdivision Name	Bartram Trail VI
Location/address	Off of Columbia Road
Development Acreage	17.08 acres
Number of lots/units	29 lots (1.70 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	Cranston Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with changes

Summary and Recommendation

Euchee Creek Investors, Inc., seeks preliminary plat approval for Bartram Trail VI located off of Columbia Road. The plans call for 29 lots on a total of 17.08 acres for a density of 1.70 lots per acre. The property is zoned PUD (Planned Unit Development). The plans have received all approvals with a few minor changes yet to be worked out.

Departmental Conditions:

- Water and Sewer: None.
- Natural Resource Conservation Service (NRCS): None.
- Health Department: None.
- Planning and Development: All passive recreation areas are to be set aside in permanent conservation easements.
- Construction & Maintenance: None.
- Engineering: None.
- Board of Education: None.
- Sheriff: None.
- Fire Marshal: None.

Departmental Comments:

- Water and Sewer: A few changes to be made to the plans. County water and sewer is available.

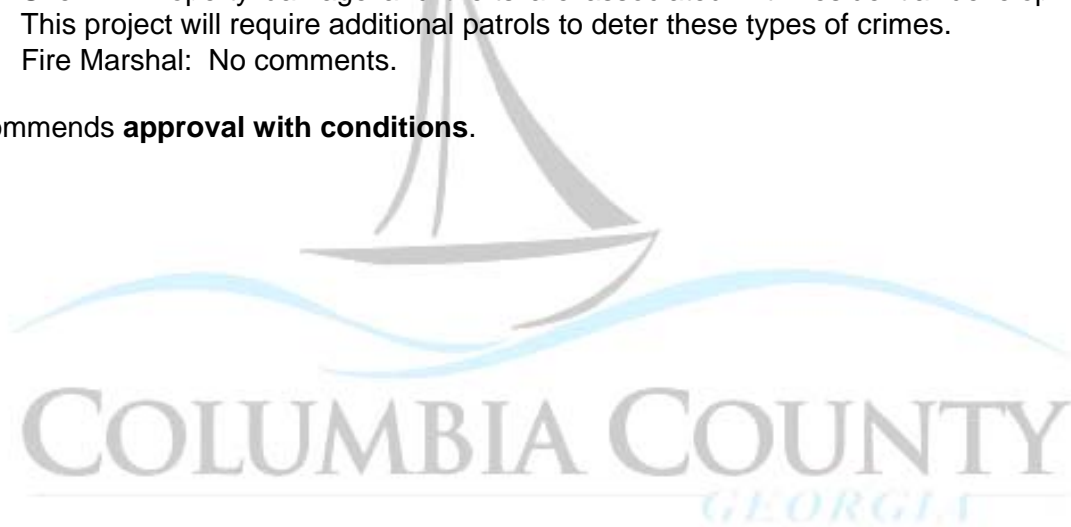


PRELIMINARY PLAT

BARTRAM TRAIL VI

- Natural Resource Conservation Service (NRCS): The erosion and sediment control plan meets the requirements of the rules and regulations governing land-disturbing activities.
- Health Department: County water and sewer
- Planning and Development: None.
- Engineering: Some changes needed prior to release of the plans for construction. Staff will not release the plans for construction until all engineering requirements have been met.
- Board of Education: New construction throughout Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion at peak school hours will increase.
- Sheriff: Property damage and thefts are associated with residential development. This project will require additional patrols to deter these types of crimes.
- Fire Marshal: No comments.

Staff recommends **approval with conditions**.



Connor Place Aerial



Site

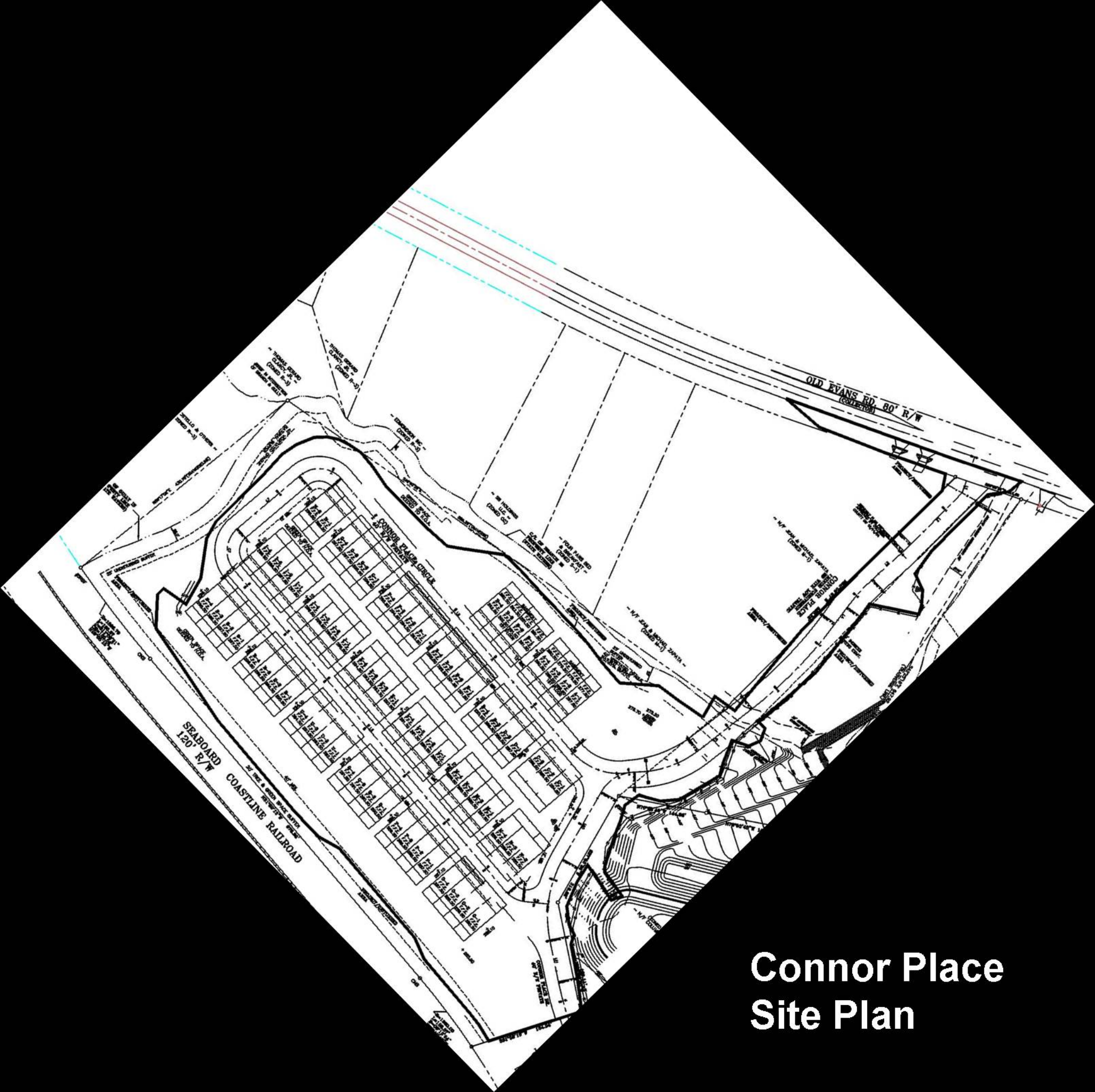
OLD EVANS RD

Academy Sports

Mullins Crossing

WASHINGTON RD

Washington Road



Connor Place Site Plan



PRELIMINARY PLAT

CONNOR PLACE

Property Information

Subdivision Name	Connor Place
Location/address	Old Evans Road
Development Acreage	10.46 acres
Number of lots/units	76 units (7.27 units/acre)
Zoning	T-R (Townhome Residential) within the Evans Town Center Overlay District
Streets	Public
Engineer/Surveyor	James Swift & Associates
Commission District	District 2 (Mercer)
Recommendation	Approval with changes

Summary and Recommendation

Bro-Con Development, Inc., seeks preliminary plat approval for Connor Place located on Old Evans Road. The plans call for 76 attached townhome units on a total of 10.46 acres for a density of 7.27 units per acre. The property is zoned T-R (Townhome Residential) within the Evans Town Center. The plans have received all approvals with a few minor changes yet to be worked out with staff regarding the entrance to Old Evans Road. It has been brought up that the developer will need GDOT and Federal Highway Administration approval of their driveway access point along Old Evans Road, which will eventually become Riverwatch Parkway. The developer has stated that the development has been granted guaranteed access to Old Evans Road./Riverwatch Parkway, and staff is awaiting a letter to that effect. Finally, all site construction must conform to Evans Town Center guidelines.

Departmental Conditions:

- Water and Sewer: None.
- Natural Resource Conservation Service (NRCS): None.
- Health Department: None.
- Planning and Development: Sidewalks are required on both sides of every street in all sections of the development. No final plat of lots may occur until staff receives written notification that the development will be granted access to Riverwatch Parkway/Old Evans Road. All site construction shall conform to Evans Town Center guidelines
- Construction & Maintenance: Access to Old Evans Road/Riverwatch Parkway must be approved by GDOT and the Federal Highway Administration.
- Engineering: None.



PRELIMINARY PLAT

CONNOR PLACE

- Board of Education: None.
- Sheriff: None.
- Fire Marshal: None.

Departmental Comments:

- Water and Sewer: A few changes to be made to the plans. County water and sewer is available.
- Natural Resource Conservation Service (NRCS): The erosion and sediment control plan meets the requirements of the rules and regulations governing land-disturbing activities.
- Health Department: County water and sewer
- Planning and Development: None.
- Engineering: Some changes needed prior to release of the plans for construction. Staff will not release the plans for construction until all engineering requirements have been met.
- Board of Education: New construction throughout Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion at peak school hours will increase.
- Sheriff: Property damage and thefts are associated with residential development. This project will require additional patrols to deter these types of crimes.
- Fire Marshal: No comments.

Staff recommends **approval with conditions**.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from

²
R-1 to P-1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 945137 Parcel # 073A158
Address 303 South Belair Road Acreage 0.413 ac.
Road Frontage 100.15 feet on the North/South/East/West (circle one) side of
S. BELAIR ROAD. Property is approximately 130 feet from the
intersection of COLONIAL DR.. The attached plat for the
property was prepared by JOHN E. Dykes, JR. P.L.S. and dated 10-12-06

PROPOSED USE:

If approved, the property will be used for the following purposes:

Construction office

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Peggy B. Smith APPLICANT: K+N Construction Inc.
ADDRESS: 303 S. Belair Rd ADDRESS: 4106 Colben Blvd Suite 105
CITY: Martinez ZIP: 30907 CITY: Evans ZIP: GA
PHONE #: 706-863-0924 PHONE #: 706-869-7865

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or ~~no~~). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Peggy B. Smith
Owner's Signature

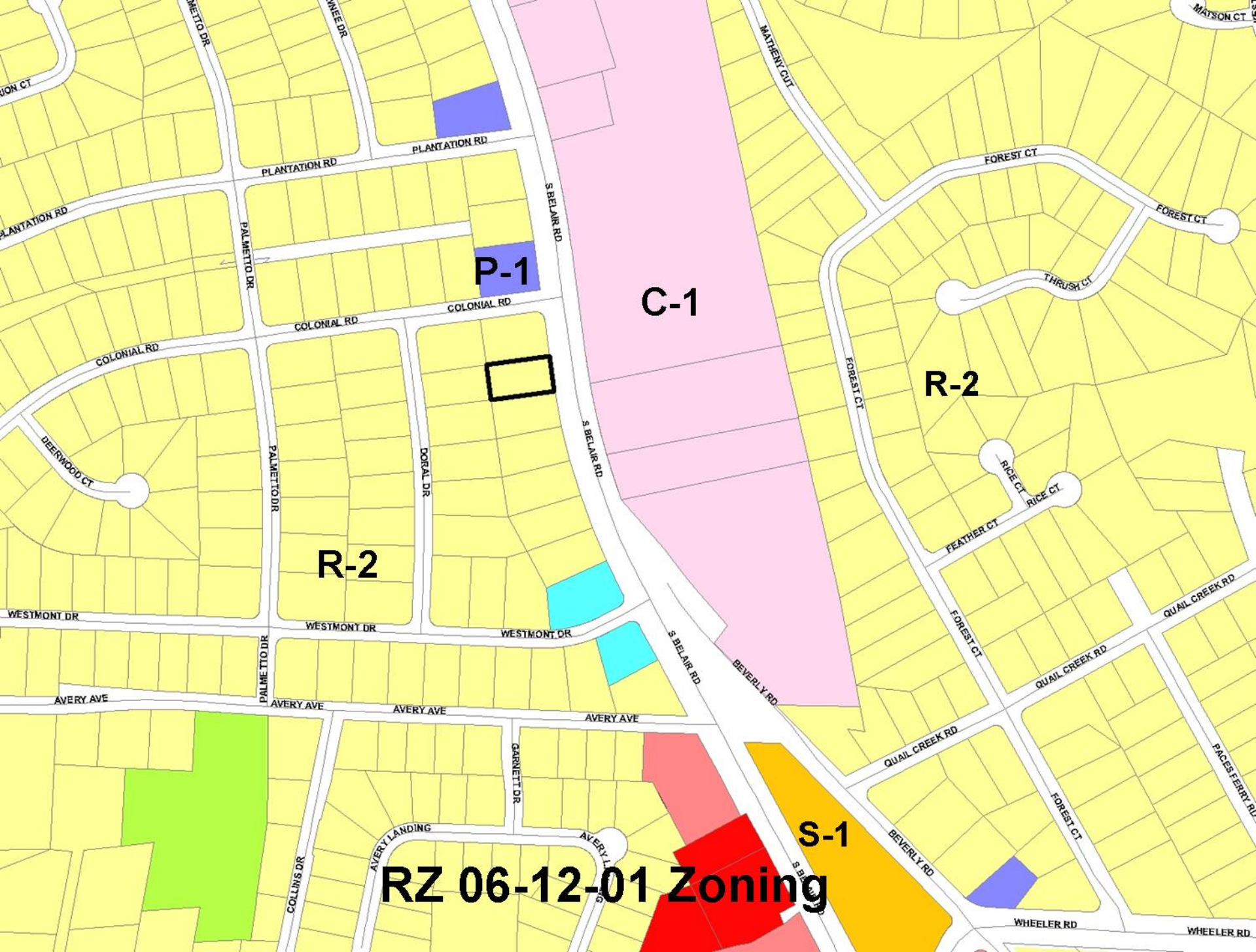
K+N Construction Inc. By [Signature]
Applicant's Signature

Subscribed and sworn to before me on 17th day of October 2006
By: [Signature] Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 10/23/06
Public Hearing Date: P.C. - 12/7/06 ^{Box}
File # 22 06-12-01



P-1

C-1

R-2

R-2

S-1

RZ 06-12-01 Zoning



REZONING

December 7, 2006

FILE: RZ 06-12-01

R-2 to P-1

Property Information	
Tax ID	Tax Map 073A Parcel 158
Location/address	303 South Belair Road
Parcel Size	± 0.41 acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Single Family Residential
Future Land Use	Higher Density Residential or Professional Office
Request	P-1 (Professional)
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

Peggy B. Smith, owner, and K & N Construction, Inc. applicant, request the rezoning of this property from R-2 single family residential to P-1 professional. The parcel consisting of 0.413 acre is located on South Belair Road less than one mile north of I-20. This parcel and most of the other properties on the west side of South Belair Road are zoned R-2 residential. The east side of South Belair Road is larger, deeper (500 feet) parcels that were not subdivided as residential properties. These properties are zoned C-1 and are being developed with C-1 type commercial uses.

The growth management plan stipulates that the preferred use of the Belair Road frontage is for high density residential development. However, apartment development typically requires larger acreage for development. Because many of the parcels along Belair Road were subdivided into smaller lots for single family residential use the planning commission has approved professional zoning that enables these smaller properties to be used for small office development. Often the initial professional use occurs within the residential structure as an interim use.

Staff is recommending approval of this rezoning as yet another of these transitions from single family to professional use, with the idea that the longer term use of the property will be either professional or high density residential as consolidation of parcels occurs. Along this part of Belair Road the professional zoning is especially appropriate as a land use transition from the commercial zoning across the street to office development on this side of South Belair Road.



REZONING

December 7, 2006

FILE: RZ 06-12-01

R-2 to P-1

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - Access to the property from SR 383 must be approved by the GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Storm Water: No conditions received.

Construction and Maintenance: Access to be approved by GDOT.

Comments

Water and Sewer: County water is available on an eight inch line on South Belair Road. County sewer is available on an eight inch line at the rear of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: No comments received.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Depending on the size and type of the proposed development, vehicular traffic may increase. Patrols for traffic enforcement and crime prevention may be needed. A deceleration traffic lane is recommended.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The P-1 zoning is an appropriate zoning along South Belair Road that forms a land use transition between the commercial zoning to the east across Belair Road and the R-2 residential zoning to the west of the property.



REZONING

December 7, 2006

FILE: RZ 06-12-01

R-2 to P-1

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The P-1 zoning is compatible with adjacent single family residential zoning with the buffers required by the zoning ordinance.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The P-1 zoning is an appropriate interim use of the property that allows beneficial use of the smaller lot. Longer term either office use or high density residential would be appropriate if the property is consolidated with other properties.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The widening of Belair Road and the relatively small and shallow residential lots make the property less desirable for single family residential use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed use will not put any sort of burden or pressure on public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The transition of land use is anticipated in the growth management plan as a response to the widening of Belair Road and the shallowness of the residential lots.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This is an appropriate use of the property given its location along Belair Road, its location across from commercial zoning and its proximity to residential properties to the west.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to P-1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 072B Parcel # 128
Address 4567 Cox Rd Acreage 0.43
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Office for Contractor of MAID Service

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Scott & Denise Aldrich APPLICANT: Scott Aldrich
ADDRESS: 1029 Cumberland Ct ADDRESS: 1029 Cumberland Ct
CITY: Evans ZIP: 30809 CITY: Evans ZIP: 30809
PHONE #: 706-825-8548 PHONE #: 706-825-8548

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

M. Scott Aldrich

Owner's Signature

M. Scott Aldrich

Applicant's Signature

Subscribed and sworn to before me on 27 day of Oct. 2006

By: Deborah D. Burton

Notary Public, Columbia County, Georgia
My Commission Expires Aug. 10, 2010

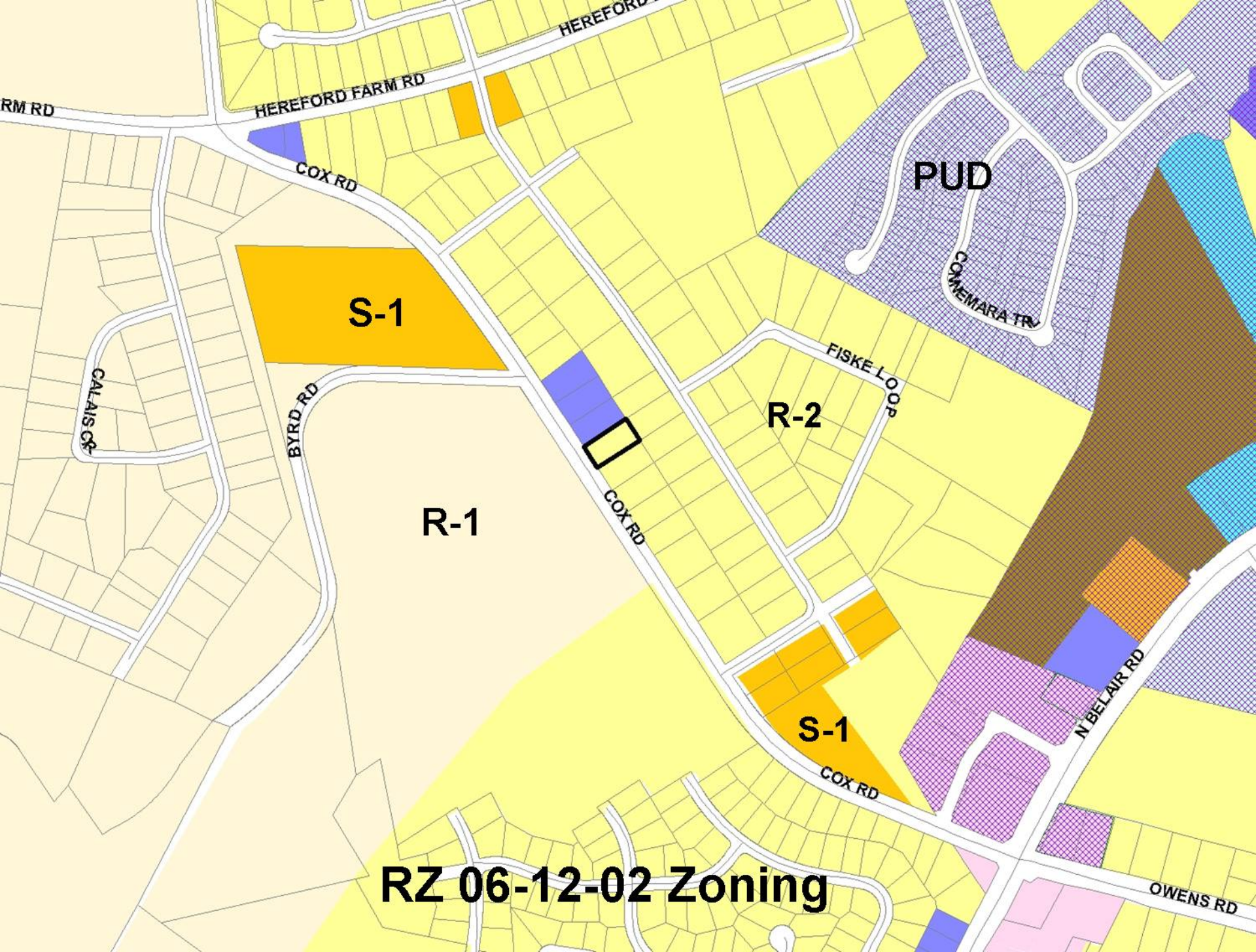
Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # R2 06-12-02



RZ 06-12-02 Zoning



REZONING

December 7, 2006

FILE: RZ 06-12-02

R-2 to P-1

Property Information	
Tax ID	Tax Map 072B Parcel 128
Location/address	4567 Cox Road
Parcel Size	± 0.43 acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Nonconforming commercial use
Future Land Use	Medium density residential
Request	P-1 (Professional)
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

Scott and Denise Aldrich, applicant and owner, are requesting the rezoning of a 0.43 acre parcel from R-2 single family residential to P-1 professional district. The property is located at 4567 Cox Road, across from Evans High School.

Most of the properties on the northeast side of Cox Road are zoned R-2. However, three parcels north of and adjacent to this property are zoned P-1 and are occupied with office buildings. The site of Evans High School across Cox Road is zoned R-1 residential, and the Metro Augusta Baptist Church next to the high school is zoned S-1.

Staff does not encourage the transition of parcels in this area from residential to office. Cox Road is a two lane road unlike Belair Road that is a five lane arterial. However, staff recognizes that the parcel in question currently is used for nonresidential purposes, which renders the property nonconforming. Staff would also point out that the structure on the property has been reconfigured so that it no longer is residential in nature. Staff would suggest rezoning to P-1 would be appropriate to commence the process of moving the property to a conforming status, although the cabinet shop operation currently located on the property would not be permitted even in the P-1 district. Rezoning to P-1 would limit the occupancy of the property to a use that is less intensive than the one that has been conducted from the site as a nonconforming use, but the P-1 zoning would give greater incentive to convert the property to a new use (offices) that would be consistent with zoning.

Staff would not suggest that all of the properties fronting on Cox Road should be rezoned to a commercial or a professional office district. Longer term a higher density of residential would be appropriate.



REZONING

December 7, 2006

FILE: RZ 06-12-02

R-2 to P-1

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A left turn analysis will be required to determine the need for installation of a left turn lane.
 - A deceleration lane, dimensioned for the posted speed limit on Cox Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Health Department: Applicant must contact Health Department to determine suitability of soil for onsite sewage system.

Storm Water: No conditions received.

Construction and Maintenance: Access to be approved by County Engineering Department.

Comments

Water and Sewer: County water is available on an eight inch line on Cox Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are no future plans for county sewer.

Storm water: No comments received.

Construction and Maintenance: This project will not affect the priority of planned road projects. However, improvements to Cox Road are included in a future bond project.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Patrols will be needed to monitor increased traffic flow and safety conditions. There is adequate access for public safety vehicles. A deceleration traffic lane is recommended.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.



REZONING

December 7, 2006

FILE: RZ 06-12-02

R-2 to P-1

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	An office use would be compatible with adjacent office uses and with the high school across the street. Office use can be made compatible with adjacent residential uses with proper buffering.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The use that has been functioning as a nonconforming use has been a more intensive land use than those that would be permitted within the P-1 district. The end result will be a less intense land use.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The growth management plan does not recommend nonresidential development along Cox Road. However, this rezoning would improve the conditions of the nonconforming use of this property.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property has been used as a nonconforming land use, and the structure on the property has been reconfigured so that it is not suitable for residential use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The P-1 zoning would not place a burden on public facilities.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	No circumstances have changed. The issue is one of working with and eliminating a nonconforming land use.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The rezoning would strike a reasonable balance.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 046 Parcel # 079 046
Address 108 Windom Josey Trl Acreage 1.42 acres
Road Frontage 215 feet on the North/South/East/West (circle one) side of
Windom Josey Trail Property is approximately 650 feet from the
intersection of Windom Josey Trail + Pleasant Home Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Shawn W. Josey APPLICANT: B+C Southeast, LLC
ADDRESS: 108 Windom Josey Trl ADDRESS: 2743 Perimeter Parkway
CITY: Martinez ZIP: GA CITY: Augusta ZIP: 30909
PHONE #: 706-863-5750 PHONE #: 706-722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 26th day of October, 2006
By: [Signature] Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

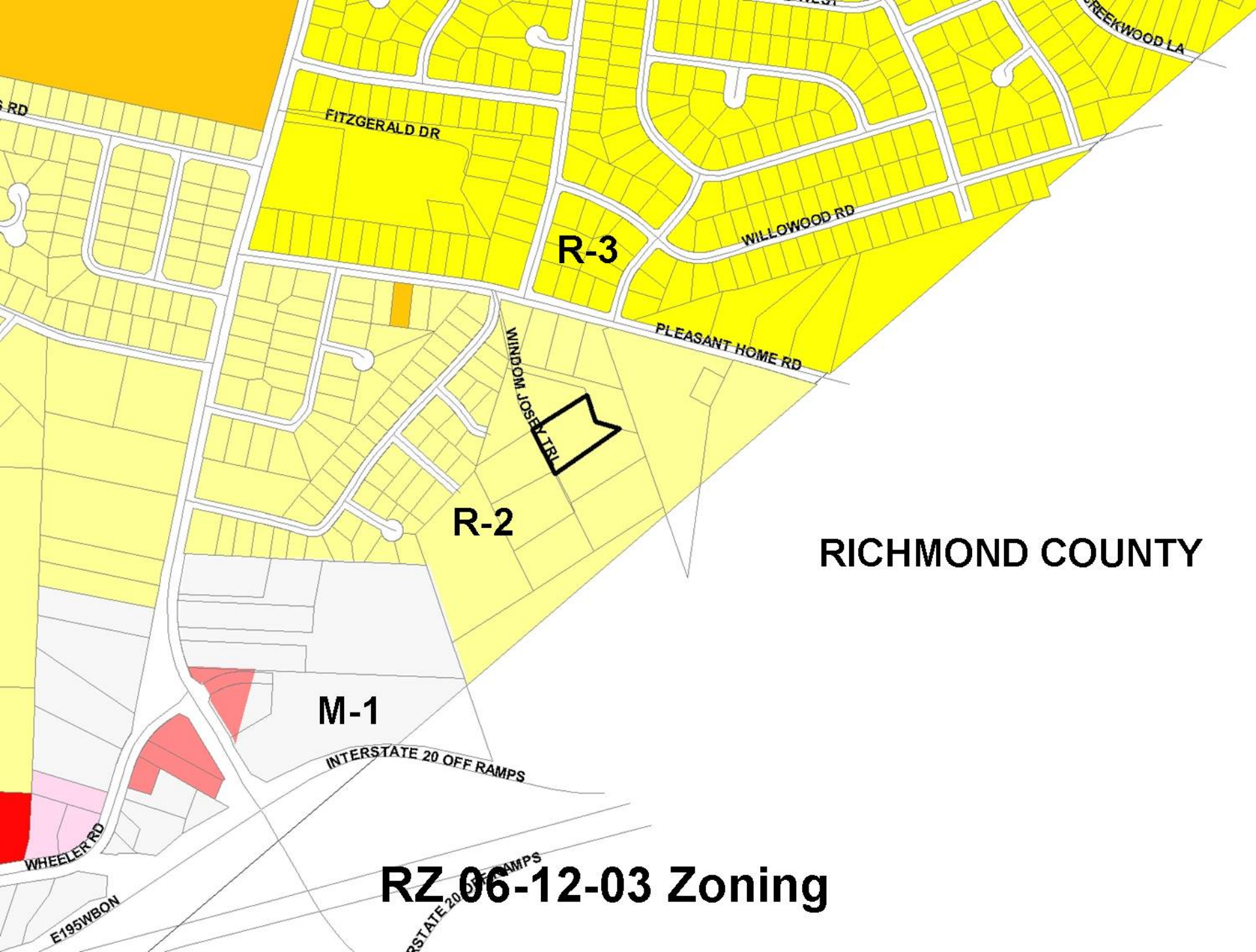
Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # R2 06-12-03



R-3

R-2

M-1

RICHMOND COUNTY

RZ 06-12-03 Zoning



REZONING

December 7, 2006

FILE: RZ 06-12-03

R-2 to C-2

Property Information	
Tax ID	Tax Map 079 Parcel 046
Location/address	102 Windom Josey Trail
Parcel Size	± 1.42 acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Single family residential
Future Land Use	Higher density residential or commercial if combined with larger adjacent parcels
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	

Summary and Recommendation

Mr. Shawn Josey, owner, and B & C Southeast, LLC, applicant, are requesting rezoning of this one parcel of property from R-2 single family residential to C-2 general commercial district. The property contains 1.42 acres. This rezoning should be considered with petition RZ 06-10-04, the larger rezoning to commercial. The intent is to fold this one residential property into that larger commercial rezoning and project. This parcel currently is used as residential. The other properties that it abuts are currently vacant. Thus, staff believes the same circumstances and conditions that would pertain to this rezoning are stated in the staff report for RZ 06-10-04. A condition of rezoning is that this parcel shall not be used for commercial purposes independently of the adjoining properties included in RZ 06-10-04, and access to this property for any use other than the current residential use shall not be from Windom Josey Trail.

Interdepartmental Review

Conditions

See RZ 06-10-04

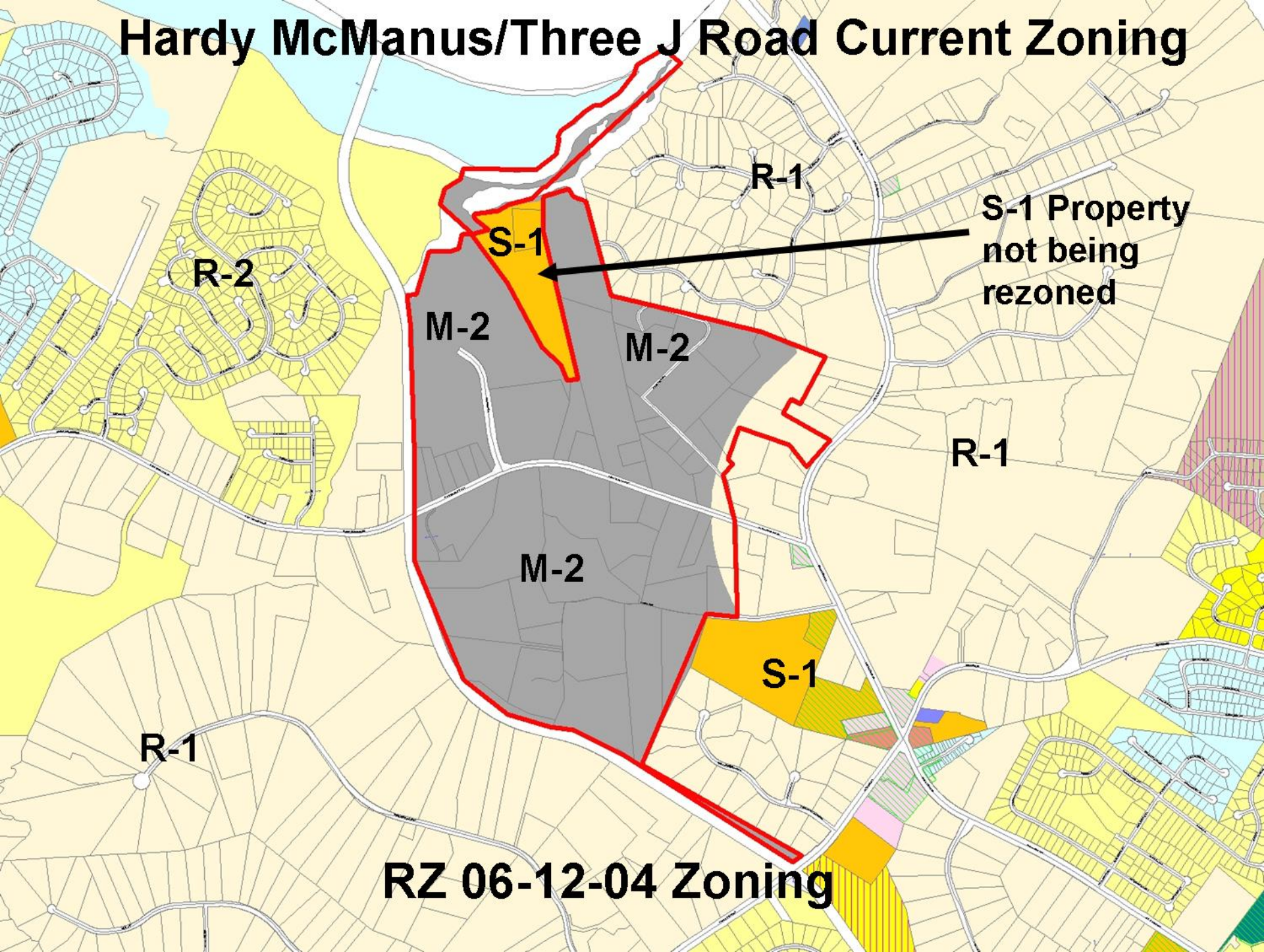
Comments

See RZ 06-10-04

Criteria for Evaluation of Rezoning Request

See RZ 06-10-04

Hardy McManus/Three J Road Current Zoning





COUNTY INITIATED

FILE: RZ 06-12-04

M-2 to R-1

Property Information	
Tax ID	Tax Map/Parcels: 51 Parcels
Location/address	Hardy McManus Road / Three J Road
Parcel Size	± 400 acres
Current Zoning	M-2 (General Industrial)
Existing Land Use	Single Family Residential, Public Uses
Future Land Use	Low Density Single Family Residential
Request	R-1 (Single Family Residential)
Commission District	District 1 (Brown)
Recommendation	Approval

Summary and Recommendation

The Planning Commission at their October 19, 2006 meeting voted unanimously to initiate the rezoning of 51 parcels located on Hardy McManus and Three J Roads just west of Fury's Ferry Road from M-2 to R-1. The existing M-2 (general industrial) zoning is inconsistent with the prevailing development pattern in the area and with the Growth Management Plan which calls for lower density single-family residential for this area. The lots have developed as single-family residential with lot sizes ranging from about 1 acre up to nearly 23 acres. Staff is also including property owned by the Board of Education and by Columbia County in this request. A similar request was considered in the 1990s and did not pass when it went before the Planning Commission and Board of Commissioners because of the objection of some property owners.

Staff has brought this request before the Planning Commission once again to bring the area into conformity with the surrounding character of the area and to conform to the GMP. There are other reasons to consider the zone change. Residents who have built single-family dwellings on these industrially zoned properties currently are not permitted to expand or enlarge their homes because they are nonconforming land uses. Additionally, financial institutions are hesitant to issue loans for properties that do not conform to zoning regulations. By bringing these lots into conformity with the zoning requirements, most of these problems can be alleviated.

The R-1 zoning will also allow many of these large lots that have adequate County road frontage to be subdivided into lots of 30,000-40,000 square feet (depending on sewer availability), which will allow more beneficial use of the properties. It is also unlikely that any sort of industrial development would relocate to this area because of the proximity to single-family residential properties and an elementary school. Planning staff has consulted with the Tax Assessor's office, and they have noted that each property that the County is considering for this rezoning is currently being assessed at residential rates, so this zoning change will not have any effect on the property taxes.

Staff has notified each property owner by letter of the date of the public hearing.



COUNTY INITIATED

December 7, 2006

FILE: RZ 06-12-04

M-2 to R-1

Staff recommends **approval** of RZ 06-12-04 with all departmental comments and conditions included.

Interdepartmental Review:

Conditions

Engineering: The property is located in the Bettys Branch drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

Water and Sewer: Cost would vary to serve each individual parcel with water and sewer. Owners would be responsible for all costs involved.

Storm Water: No conditions received.

Construction and Maintenance: Access to be approved by the County Engineering Department.

Comments

Water and Sewer: County water is available on a ten inch and eight inch line on Hardy McManus Road and Three J Road. County sewer is available on an eighteen inch and twenty-four inch line along Bettys Branch. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: No comments received.

Construction and Maintenance: This project will affect the priority of planned road projects as there is a future intersection improvement planned at Hardy McManus Road and Fury's Ferry Road (S.R. 28).

Health Department: Should have county sewer.

Green space: This property is located in a targeted area for green space. There are green space program lands in the area located in the Stratford subdivision (52 acres).

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current M-2 zoning is not consistent with the prevailing land use pattern. R-1 zoning is much more compatible with the surrounding zoning and will provide opportunity for single family development and redevelopment in this area.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-1 request will not adversely affect the nearby neighborhood. The current zoning of M-2 is much more likely to adversely affect the surrounding properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-1 zoning proposal is compatible with the purpose and intent of the GMP.

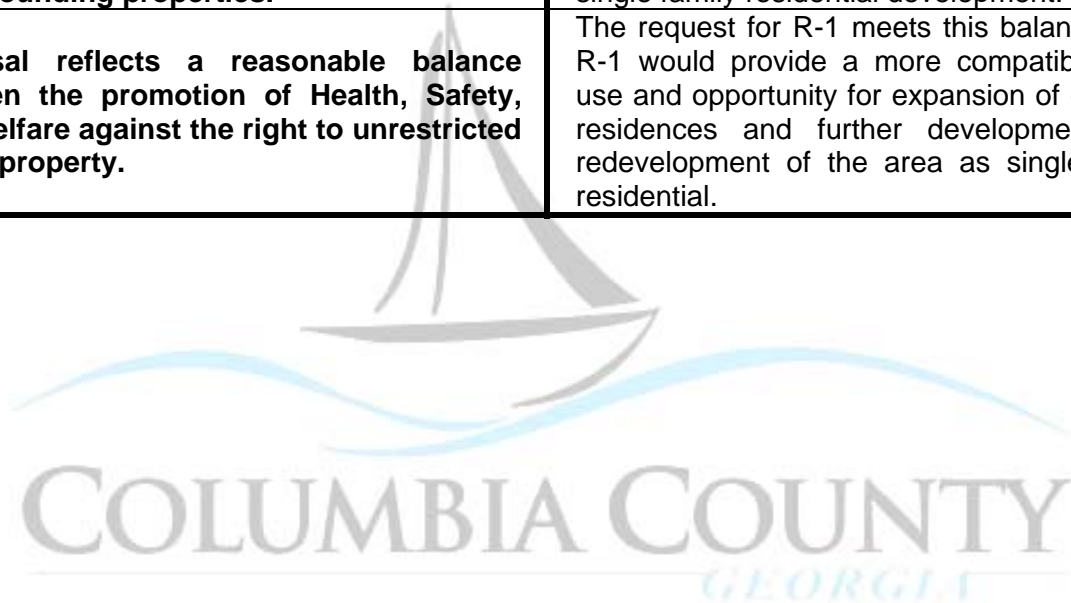


COUNTY INITIATED

FILE: RZ 06-12-04

M-2 to R-1

Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could not be used for single-family residential uses as it is currently zoned for general industrial. This renders all properties with existing single family residential uses non-conforming.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-1 meets this balance test. R-1 would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R1 to SI

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # portion of parcel 051003
Address _____ Acreage 17
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____. The attached plat for the property was prepared by George Goodman Associates and dated 8-31-06

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: see attached APPLICANT: EVANS Christian Academy
ADDRESS: 5863 Washington Rd. ADDRESS: PO Box 3085
CITY: Appling, GA ZIP: 30802 CITY: EVANS ZIP: 30809
PHONE #: 706-541-1343 PHONE #: 706.364.3565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. _____ (yes or no). **If yes, a full written disclosure must be submitted.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

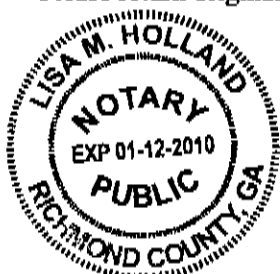
William Hayes as attorney at law for the owner appearing on the attached
Owner's Signature Wise

Freida A. Lachman
Applicant's Signature

Subscribed and sworn to before me on 2nd day of November 2006
By Lisa M. Holland Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809



Date Received: _____
Public Hearing Date: _____
File # 2206-12-05

LIST OF OWNERS

1. ALBERT F. CHEATHAM, as trustee of
the Item V Trust created under the Last Will
and Testament of F. Frederick Kennedy, Jr
2. POLLARD LAND COMPANY, INC.
3. JOHN P. BLANCHARD, JR
4. PHILIP BLANCHARD
5. DOROTHY H. COLEMAN
6. ANNE H. COLEMAN WILSON
7. CARRIE B. FORRESTER FOUNTAIN STEWART
8. EDWARD S. FORRESTER
9. LAURA T. COLEMAN RICHARDSON
10. JULIA D. COLEMAN
11. JOHN H. COLEMAN
12. JAMES CLAY COLEMAN
13. JOHN HARDIN FORRESTER

Narrative for Rezoning Application

Proposed Rezoning:

Change current zoning classification for portion of parcel # 051003 located on Chamblin Road from **Residential R-1 to Special S-1**

Reason for Rezoning:

Allow property to be used by Evans Christian Academy, Inc. as a private, non-profit, non-discriminating school for grades 6 through 12.

Description of Property:

Property is located on Chamblin Road and consists of approximately 17.07 acres. **Please see attached Plat.**

Developmental Plans:

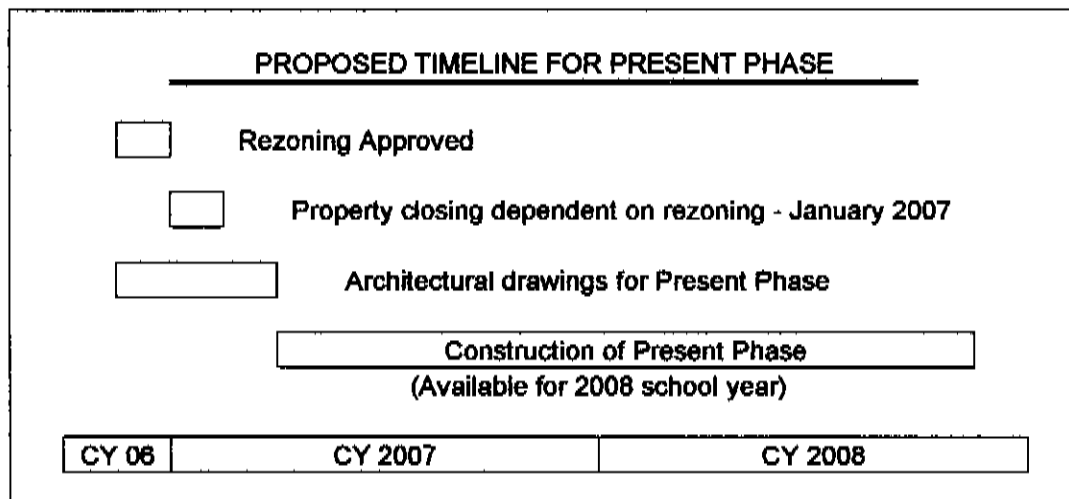
Developmental plans are intended to maintain the current aesthetic nature of the surrounding area and the natural buffers between adjacent properties and Chamblin Road. Developmental plans consist of Present and Future phases. **Please see attached Proposed Site Plan.**

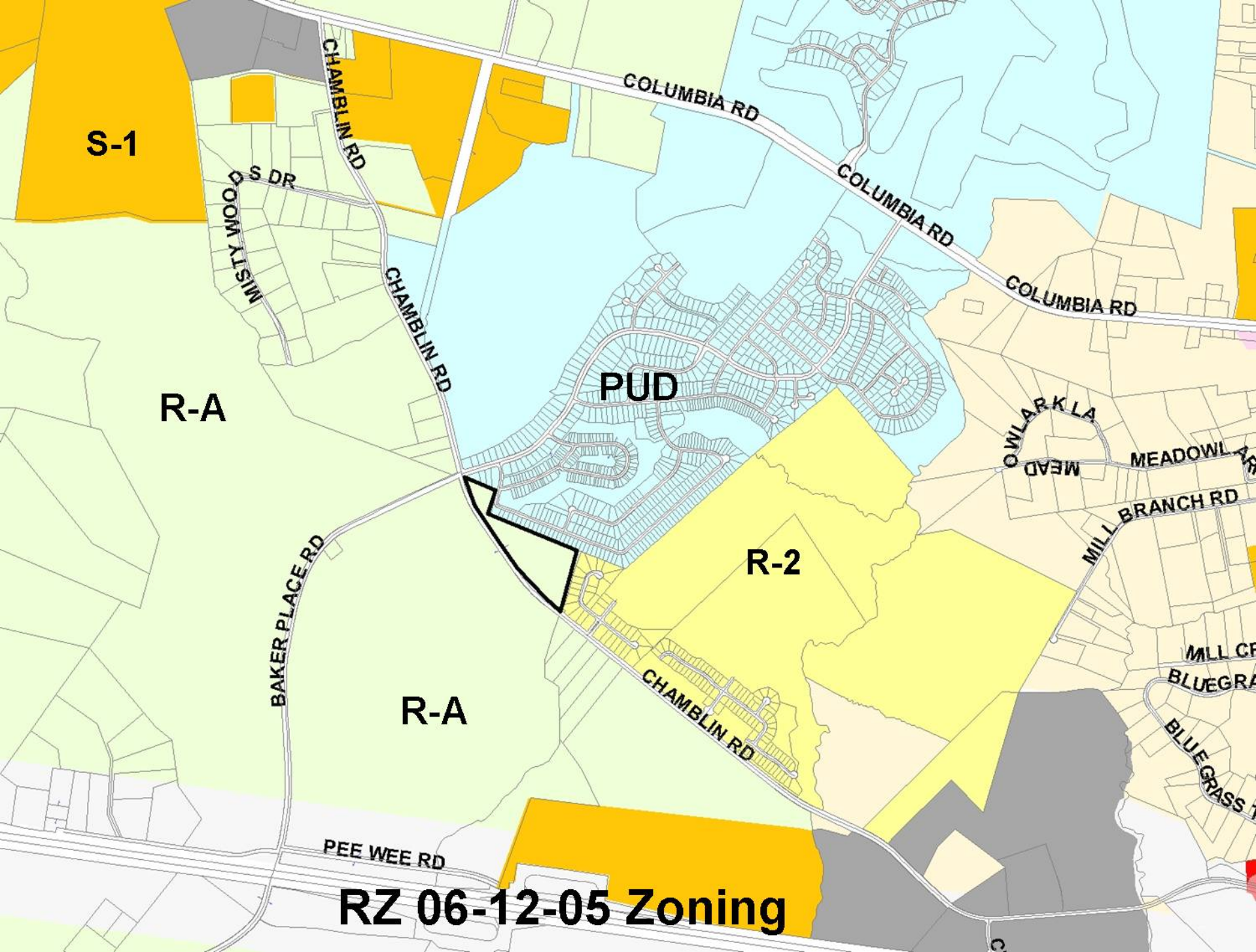
Present phase includes the following (see schedule timeline):

1. Design and construction of a single story facility of approximately 10,000 square feet to accommodate classrooms and offices.
2. Provide up to 50 parking places.

Future phase is envisioned to include:

1. Design and construction of a single story facility of approximately 8,000 square feet to accommodate additional classrooms.
2. Provide 50 additional parking places.
3. Construction of athletic fields.





S-1

R-A

PUD

R-2

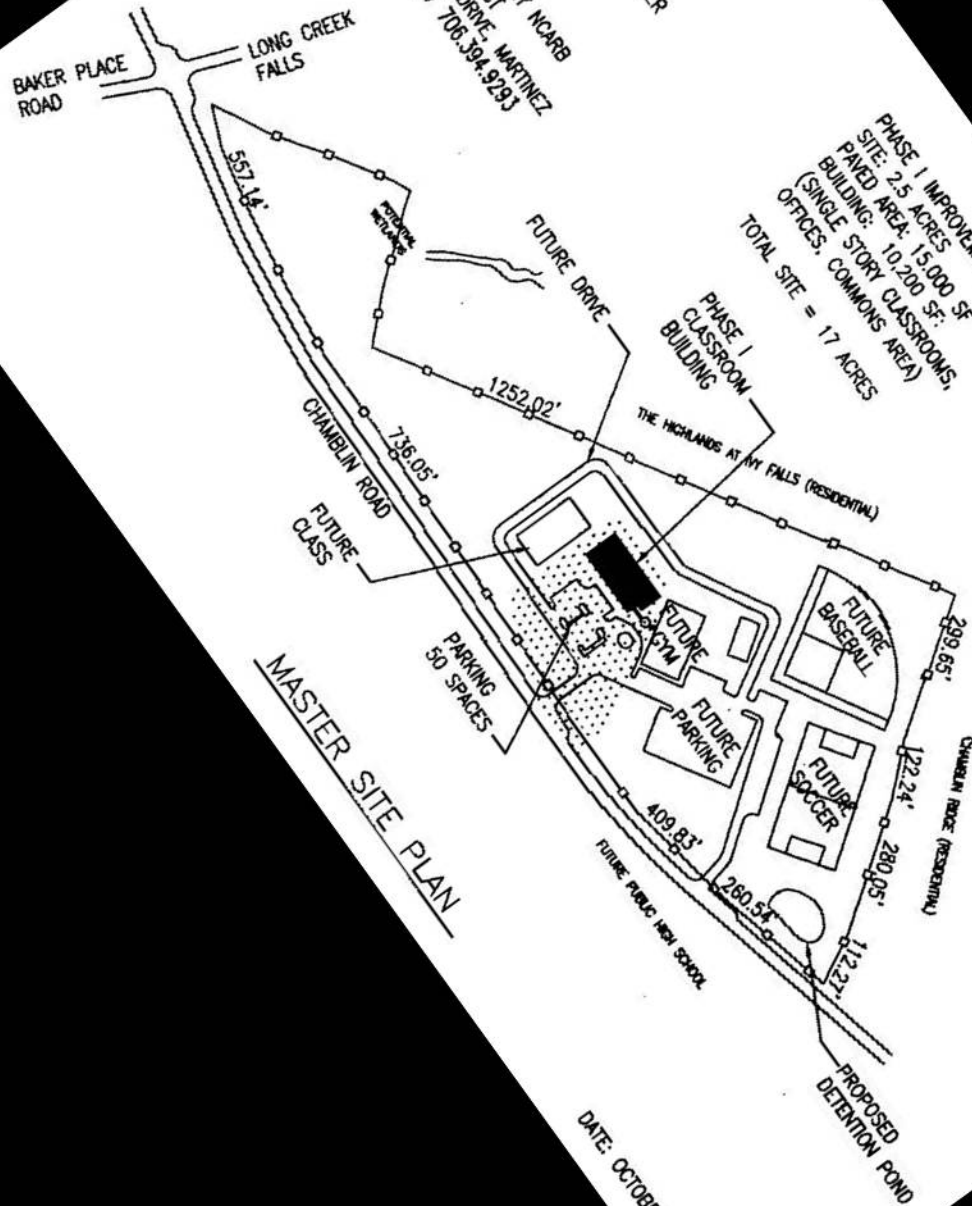
R-A

RZ 06-12-05 Zoning

PROPOSED SITE PLAN FOR
EVANS CHRISTIAN ACADEMY
562 OLD EVANS RD. EVANS, GA
SCHOOL CONTACT:
FREDA LACHMAN, HEADMASTER
(706) 364-5365

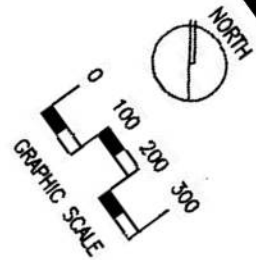
PREPARED BY
PETER E. SLAVOUSKY NCARB
ARCHITECT
3546 CARNOUSTIE DRIVE, MARTINEZ
GEORGIA 30007 706-394-9293

PHASE I IMPROVEMENTS
SITE: 2.5 ACRES
PAVED AREA: 15,000 SF
BUILDING: 10,200 SF
(SINGLE STORY CLASSROOMS,
OFFICES, COMMONS AREA)
TOTAL SITE = 17 ACRES



MASTER SITE PLAN

DATE: OCTOBER 27, 2006





REZONING

December 7, 2006

FILE: RZ 06-12-05

R-A to PUD

Property Information	
Tax ID	Tax Map 051 Parcel 003 (portion)
Location/address	Chamblin Road
Parcel Size	± 17 acres
Current Zoning	R-A (Residential Agriculture)
Existing Land Use	Vacant
Future Land Use	Low to low-medium residential development
Request	S-1 (Special District)
Commission District	District 4 (Anderson)
Recommendation	Approve

Summary and Recommendation

Evans Christian Academy is the applicant seeking to rezone a 17 acre parcel from R-A, agricultural zoning to S-1 to accommodate a private school for grades six through twelve. The property is under multiple ownership and the owners have joined in the rezoning application.

The property abuts Chamblin Road south of Columbia Road and just south of the intersection of Chamblin Road with Baker Place Road and Long Creek Falls, the street coming from Ivy Falls Plantation. The site is directly across Chamblin Road from the future location of the county's fifth high school, a facility being planned to open in 2008 and accommodate 2,000 students.

The private school that is the subject of this rezoning will accommodate the seven upper level grades. It will be constructed in phases with the first phase consisting of a single story, 10,000 square foot building for classrooms and offices and the required parking, about 50 spaces. This phase is expected to be completed and occupied by the beginning of the 2008 school year, at the same time as the public high school is scheduled to be completed. Another classroom building of about 8,000 square feet, a gym, additional parking and various sports fields are shown on the site plan for future phases.

Two issues often arise when considering locations for schools. One is traffic generation. The school currently has an enrollment cap of 135 students at its location in In Focus Church in Evans. The school has expectations to grow in enrollment at the new location. Nevertheless, its contribution to traffic likely will be modest compared to the traffic generation at the new high school across Chamblin Road. The other issue is compatibility with the surrounding residential subdivisions. The site plan indicates the classroom building in the first phase will be at least 150 feet from the nearest property line; the closest building in subsequent phases will be at least 120 feet from its property line. The zoning ordinance requires that either a structural buffer (fence) and a 20 foot wide landscaping area must be provided adjoining a residential area, or a 40 foot wide landscaped buffer may be provided as an alternative. Again, the site



REZONING

December 7, 2006

FILE: RZ 06-12-05

R-A to PUD

plan indicates no buildings are within 100 feet of the property boundaries. The soccer field and baseball outfield may be within 50 feet of the property line.

Through some phone and in-office inquiries staff is aware that there may be rumors that this school is an alternative school or facility for wayward students. That question may be asked at the public hearing. Nothing in the application concerning the school's past or current functioning lends credence to this allegation.

Staff would suggest that the planning commission stipulate that buildings should be constructed of permanent masonry materials such as rock, brick, hardy plank or stucco; metal buildings should not be allowed.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. A left turn analysis will be required to determine the need for installation of a left turn lane.
5. A deceleration lane, dimensioned for the posted speed limit will be required.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Storm Water: Easement are required over all storm water infrastructure.

Construction and Maintenance: Access to be approved by County Engineering Department. Left and Right turn lane may be required.

Comments

Water and Sewer: County water is available on a twelve inch line on Chamblin Road. County sewer is available on an eight inch line inside adjacent subdivisions. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.

A Community of Pride...A County of Vision...Endless Opportunity



REZONING

December 7, 2006

FILE: RZ 06-12-05

R-A to PUD

Sheriff: There have not been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Patrols will be needed to monitor increased traffic flow and safety conditions. Additional patrols will also be needed for crime prevention during the construction phase and continue after the completion of the project. There is adequate access for public safety vehicles. A deceleration traffic lane is recommended.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The S-1 zoning to accommodate a relatively small private school is appropriate in this area. It should be compatible with adjoining residential areas. It will be a minor traffic generator compared to the public high school across Chamblin Road.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	With required buffers between land uses the school should be compatible with the single family subdivisions adjoining it.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The property is close to the emerging Bartram Trail Tier II node. Locating schools in this growing part of the county is appropriate.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The current R-A agricultural zoning is no longer applicable as this area rapidly urbanizes. More urban development is destined to occur. The odd shape of the property makes it less desirable for typical residential subdivision layout.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed use will not place any burden on public roads or utilities.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	In fact the rapid emergence of the nearby Tier II node and the recent decision to locate the county's fifth high school in this area make this proposal more legitimate.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This land use is a good transitional land use between adjoining residential properties and more intensive school development across Chamblin Road.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R1 to R2 - RCO

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 067 Parcel # 017
Address 4935 HEREFORD FARM Rd. Acreage 61.8 Ac.
Road Frontage _____ feet on the North South/East/West (circle one) side of
HEREFORD FARM Rd. Property is approximately 3,000 feet from the
intersection of BLANCHARD Rd. The attached plat for the
property was prepared by JOHNSON, LACROBER & ASSOC. P.C. and dated 10-27-06

PROPOSED USE:

If approved, the property will be used for the following purposes:

RESIDENTIAL SUBDIVISION

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Arthur Marshall APPLICANT: Arthur Marshall
ADDRESS: 432 S. Belair Rd ADDRESS: 432 S. Belair Rd
CITY: Martinez ZIP: 30907 CITY: Martinez ZIP: 30907
PHONE #: 706-836-1500 PHONE #: 706-836-1500

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. _____ (yes or no). **If yes, a full written disclosure must be submitted.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 3rd day of November 2006
By: Tamra H. Fulmer Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

Tamra H. Fulmer

P.O. Box 498

Notary Public, McDuffie County, Georgia

630 Ronald Reagan Drive

My Commission Expires 5-7-10

Evans, GA 30809

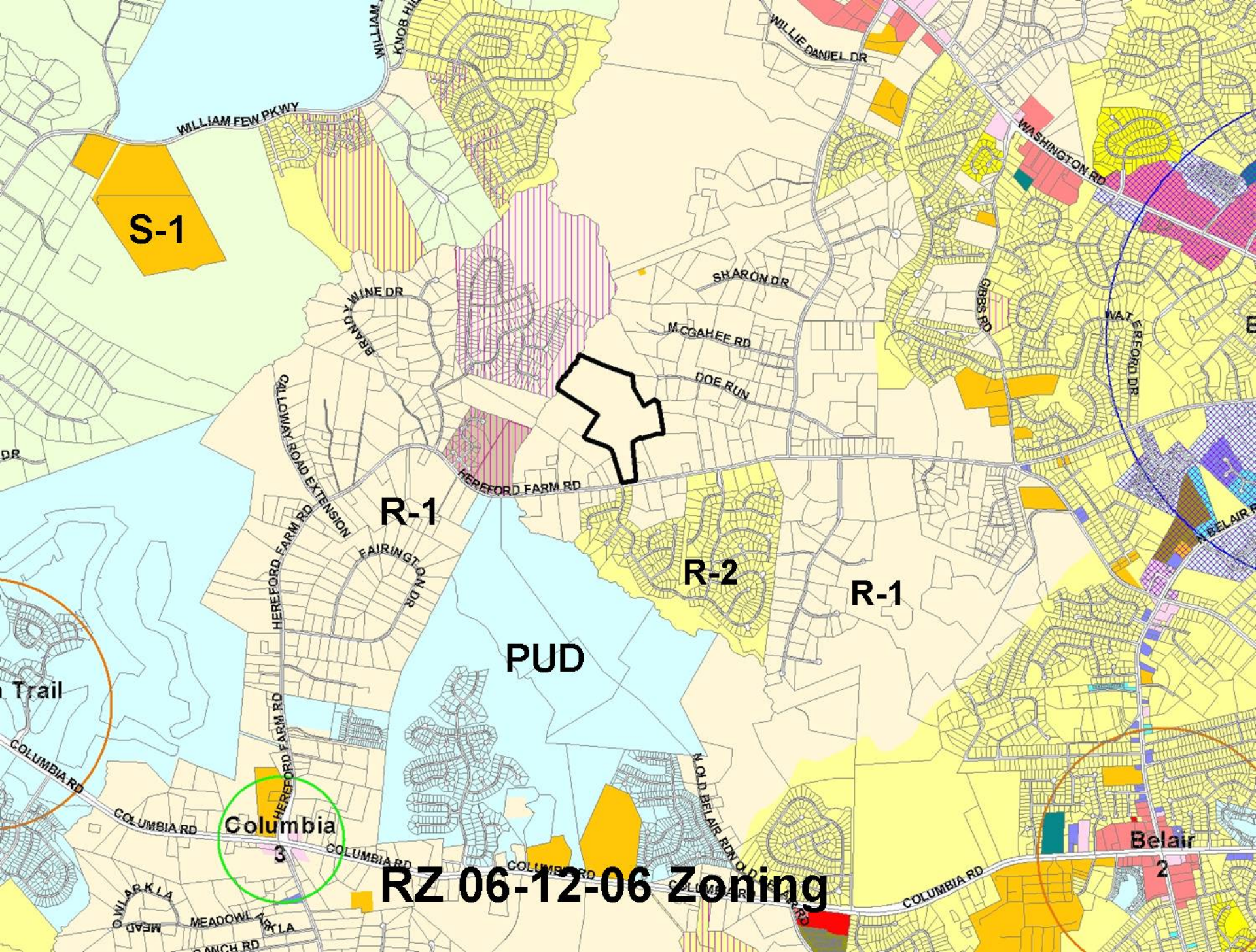
Date Received: _____
Public Hearing Date: _____
File # _____

REZONING NARRATIVE
FOR
HEREFORD FARM ROAD SUBDIVISION
Mr. Arthur Marshall
Marshall Homes by Custom Contractors, Inc.

The design objective for this development is to create a neo-traditional neighborhood with slightly smaller lot sizes than seen under the current zoning. This design intent will allow the creation of both greater housing density along with a variety of community trails and common Open Space areas— including a 14 acre wetlands area.

Smaller lots will not mean lower quality housing as the developer intends to create a high-end neighborhood using strong architectural and site design guidelines. Owners will have less maintenance on their individual property and will be guaranteed the preservation of undeveloped land in their immediate surroundings. In addition to common Open Space areas and community trails the subdivision will include site amenities such as sidewalks on either side of the roads, traditional style streetlights and common architectural elements and materials throughout the site to ensure the consistent application of the aesthetics of a neo-traditional neighborhood.

By allowing smaller lots, not only will there be no compromise on the quality of housing provided but there will also be the added benefit of community green space used for pocket parks and walking trails providing opportunities for both active and passive recreation. This system of green space provides connectivity throughout the development creating a pedestrian friendly community. This combination of low-maintenance, high-quality housing and shared open space will offer a unique sense of community within the development and provide Columbia County with a model development for future growth.



S-1

R-1

R-2

R-1

PUD

Columbia

Belair

RZ 06-12-06 Zoning

LEGEND

ZONING DATA

EXISTING ZONING	R-1
PROPOSED ZONING	R-2
NUMBER OF LOTS	121
PERMISSIBILITY	100%
MIN. LOT SIZE	1.00 AC
MIN. LOT AREA	136,363 S.F.
MIN. LOT SIDE	100 FT.
MIN. LOT FRONT	100 FT.
MIN. LOT DEPTH	100 FT.
MIN. LOT AREA	136,363 S.F.
MIN. LOT SIDE	100 FT.
MIN. LOT FRONT	100 FT.
MIN. LOT DEPTH	100 FT.

**PRELIMINARY MASTER DEVELOPMENT PLAN
WITH R-2 (RCO) ZONING**

GRAPHIC SCALE
1" = 100' R/W



JOHNSON LACHNER & ASSOCIATES, P.C.
 1200 BROAD STREET
 AUGUSTA, GEORGIA 30901
 (706) 725-1100
 FAX (706) 725-1101
 E-MAIL: JLA@JLA-PC.COM
 WWW.JLA-PC.COM

ATTORNEY MARSHALL
 HERFORD ROAD, SUITE 1000, MARTINEZ, GA
**PRELIMINARY MASTER
DEVELOPMENT PLAN**
 JOHNSON LACHNER & ASSOCIATES, P.C.
 AUGUSTA, GEORGIA
PC-04
C



REZONING

December 7, 2006

FILE: RZ 06-12-06

R-1 to R-2 RCO

Property Information	
Tax ID	Tax Map 067 Parcel 017
Location/address	4935 Hereford Farm Road
Parcel Size	± 61.8 acres
Current Zoning	R-1 (Single Family Residential)
Existing Land Use	Vacant
Future Land Use	Medium density residential
Request	R-2 RCO (Single Family Residential with a Residential Cluster Overlay)
Commission District	District 3 (Ford)
Recommendation	Disapprove

Summary and Recommendation

Mr. Arthur Marshall, owner and applicant, requests the rezoning of a 61.8 acre parcel of land at 4935 Hereford Farm Road from R-1 single family residential to R-2 single family residential with a residential cluster overlay (RCO). Under the R-1 zoning the property can be subdivided into 40,000 square foot lots without sewer and into 30,000 square foot lots if sewer service is available. The density of development would be about one lot per acre or slightly higher with the smaller lots.

The R-2 zoning district reduces the required lot size to only 10,000 square feet, thus allowing an increase in density. The application shows that the land could yield 114 lots with the R-2 zoning district, which would almost double the number of lots that could be attained under the R-1 zoning.

The petitioner also seeks approval of the residential cluster overlay that allows further reductions in the lot size and setbacks to enable the developer to use the more suitable portions of the site more intensively, and to maintain areas of steep slopes or floodplain or wetlands as undeveloped open space. The plan of development with the RCO indicates the property would yield 154 lots that would increase the density to 2.5 lots per acre. The minimum lot size would drop to 6,000 square feet and the average lot size would be 7,500 square feet.

There is no precedent for imposing an R-2 RCO along this portion of Hereford Farm Road. Farmington Subdivision across Hereford Farm Road is zoned R-2 but does not have the cluster overlay. Further, lots in this subdivision are at least 10,000 square feet in size and many of them are considerably in excess of 10,000 square feet.

More recent rezonings along Hereford Farm Road have attempted to achieve densities higher than the R-1 but lower than the R-2 district. Two parcels west of the one in question were rezoned to R-1A with a



REZONING

December 7, 2006

FILE: RZ 06-12-06

R-1 to R-2 RCO

cluster overlay. This zoning district allows lots as small as 12,000 square feet but the average lot size must be 15,000 square feet. Clearly these R-1A districts are less dense than the R-2 RCO being requested.

In October 2004 this same piece of property was presented for rezoning to R-1A with a cluster overlay. That rezoning ran into considerable opposition from surrounding property owners who were concerned about additional traffic from a denser development and with safety issues with the retention ponds. The planning commission disapproved the request based upon its location and because it would be out of character with the surrounding area with smaller lots and reduced setbacks. Based upon the history of rezonings within this area, and the history of rezonings on this specific piece of property, staff is of the opinion that the land use policy has already been established as lower density development within the R-1 zoning district.

Staff would point out that the 2004 rezoning request for R-1A zoning with a cluster overlay proposed 93 lots. The current rezoning request is for R-2 zoning with a cluster overlay and proposes 154 lots. That represents a 40 percent increase in density over the rezoning disapproved two years ago. Staff would also point out that the cluster overlay is not intended to allow an increase in density over the R-2 district, but to enable the developer to achieve the typical R-2 density on a piece of property that has environmental limitations. The developer's application shows that the property would hold only 114 lots without the RCO and that the intent is to increase density with the RCO from 114 to 154 lots.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. If state waters are present on the property and a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers. A PCN will be required if the wetland impact is greater than 0.1 acre.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff. Storm water detention facilities cannot be located in the 100-year flood plain.
6. No irrigation systems are allowed in the right-of-way per Section 66-4 of the Columbia County Code of Ordinances.
7. A left turn analysis will be required to determine the need for installation of a left turn lane.
8. A deceleration lane, dimensioned for the posted speed limit will be required.
9. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.



REZONING

December 7, 2006

FILE: RZ 06-12-06

R-1 to R-2 RCO

10. A site plan must be submitted to and approved by the County Engineer.
11. All proposed improvements must conform to current county standards.

Storm Water: Easements are required over all storm water infrastructure.

Construction and Maintenance: Access to be approved by County Engineering Department.

Green space: All passive open space shall be placed in a conservation easement or donated to the Columbia County Green Space Program. Active and passive space must be designated on the site plan and must show the acreage of each.

Comments

Water and Sewer: County water is available on a ten inch line on Hereford Farm Road. County sewer is available on an eighteen inch line in the rear half of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects. The developer may wish to address a future three lane section in the Future Long Range project per traffic volumes.

Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Thefts and property damage are associated with residential development. Concentrated patrols will be needed to deter these type of crimes. Patrols for increased vehicular traffic will also be needed. There is adequate access for public safety vehicles. A deceleration traffic lane is recommended.

Board of Education: No comments received.

Green space: This property is located in a targeted area for green space.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The higher density of development permitted in the R-2 district with the residential cluster overlay provision would not be compatible with the surrounding area which is mostly R-1 with some R-2 zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The higher density of development proposed would not be in character with the large lot estate pattern of development more typical along Hereford Farm Road.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The growth management plan would suggest development at a maximum density more in keeping with the R-1A density level which would yield perhaps 90 lots on this property rather than 154 lots.



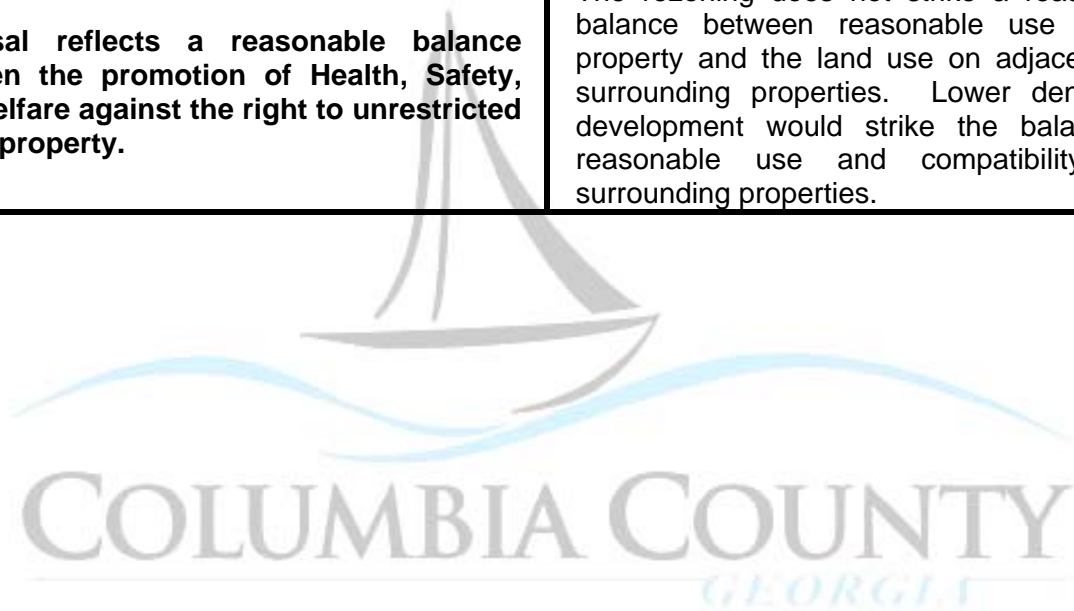
REZONING

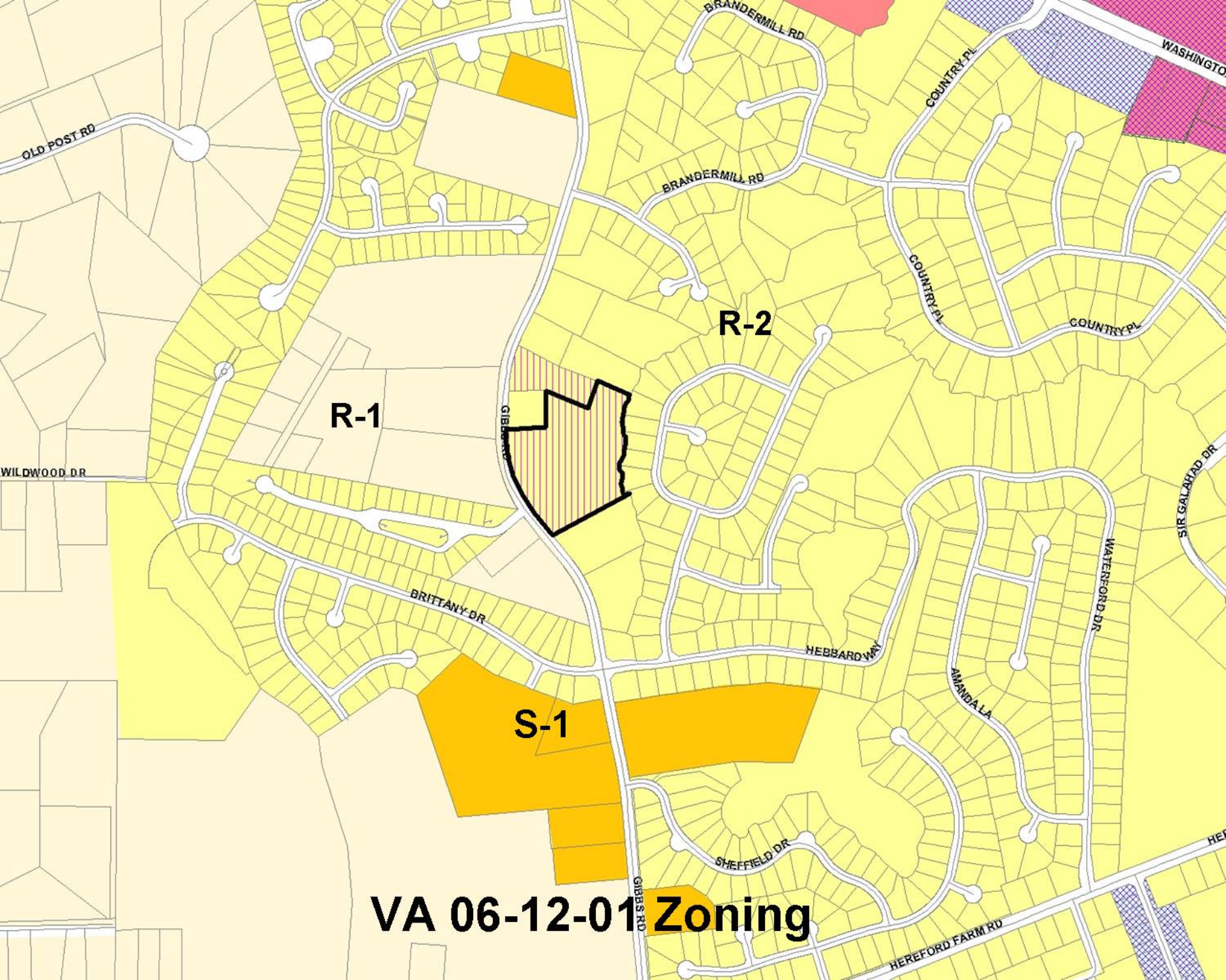
December 7, 2006

FILE: RZ 06-12-06

R-1 to R-2 RCO

Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property can be developed in the R-1 zoning district.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed density would add additional traffic to Hereford Farm Road. It could also potentially overburden the sanitary sewer lines serving the area.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	No circumstances have changed in this area to justify the rezoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The rezoning does not strike a reasonable balance between reasonable use of the property and the land use on adjacent and surrounding properties. Lower density of development would strike the balance of reasonable use and compatibility with surrounding properties.



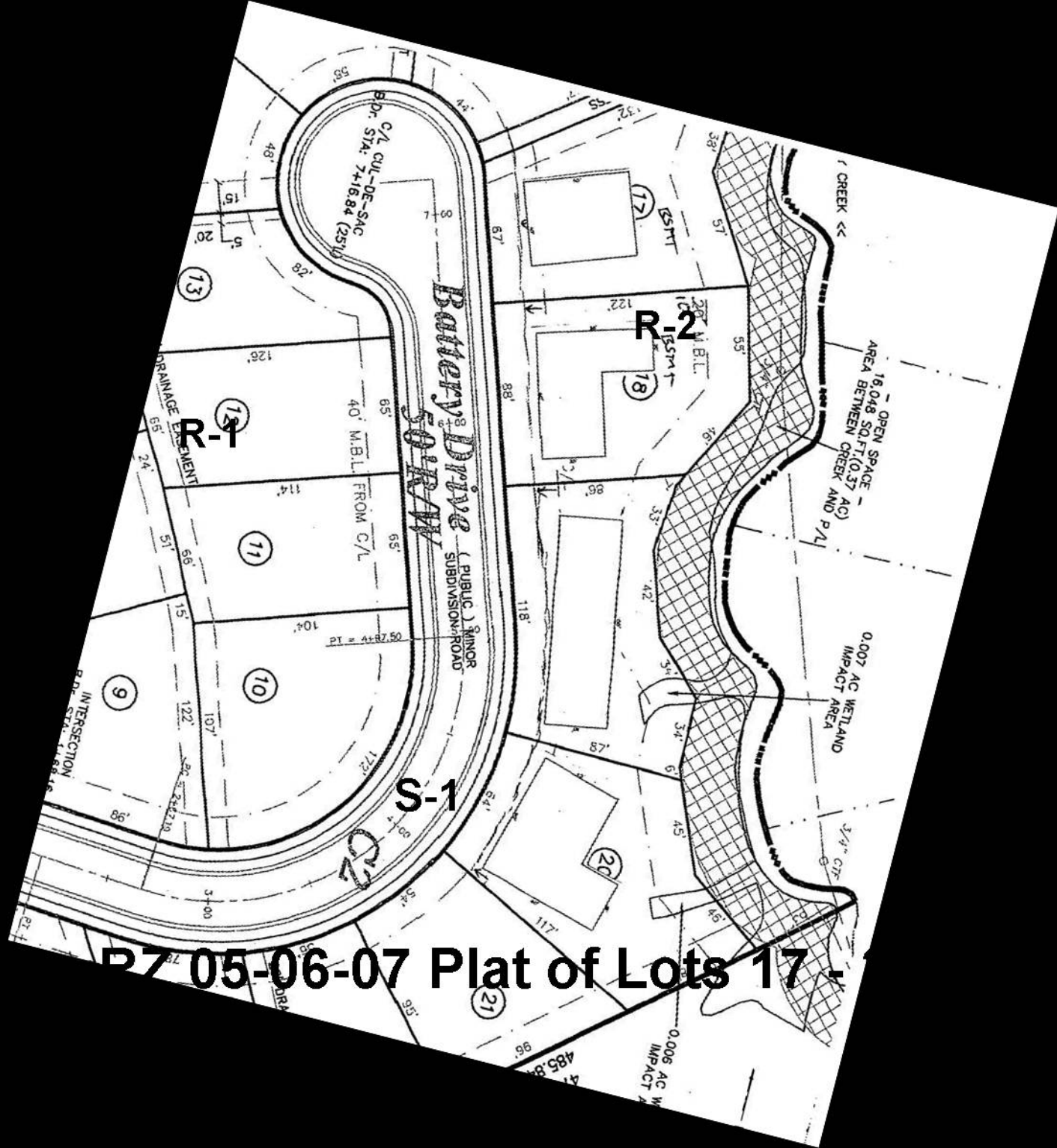


R-1

R-2

S-1

VA 06-12-01 Zoning



P7 05-06-07 Plat of Lots 17 -



REZONING

December 7, 2006

FILE: RZ 05-06-07 (REVISION)

Property Information	
Tax ID	Tax Map 072 Parcel 156E
Location/address	GIBBS ROAD
Parcel Size	8.47 acres
Current Zoning	R-2 RCO (Single Family Residential with a Residential Cluster Overlay)
Existing Land Use	Undeveloped
Proposed Land Use	Subdivision within R-2 with RCO
Request	Modification of Front Setback
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

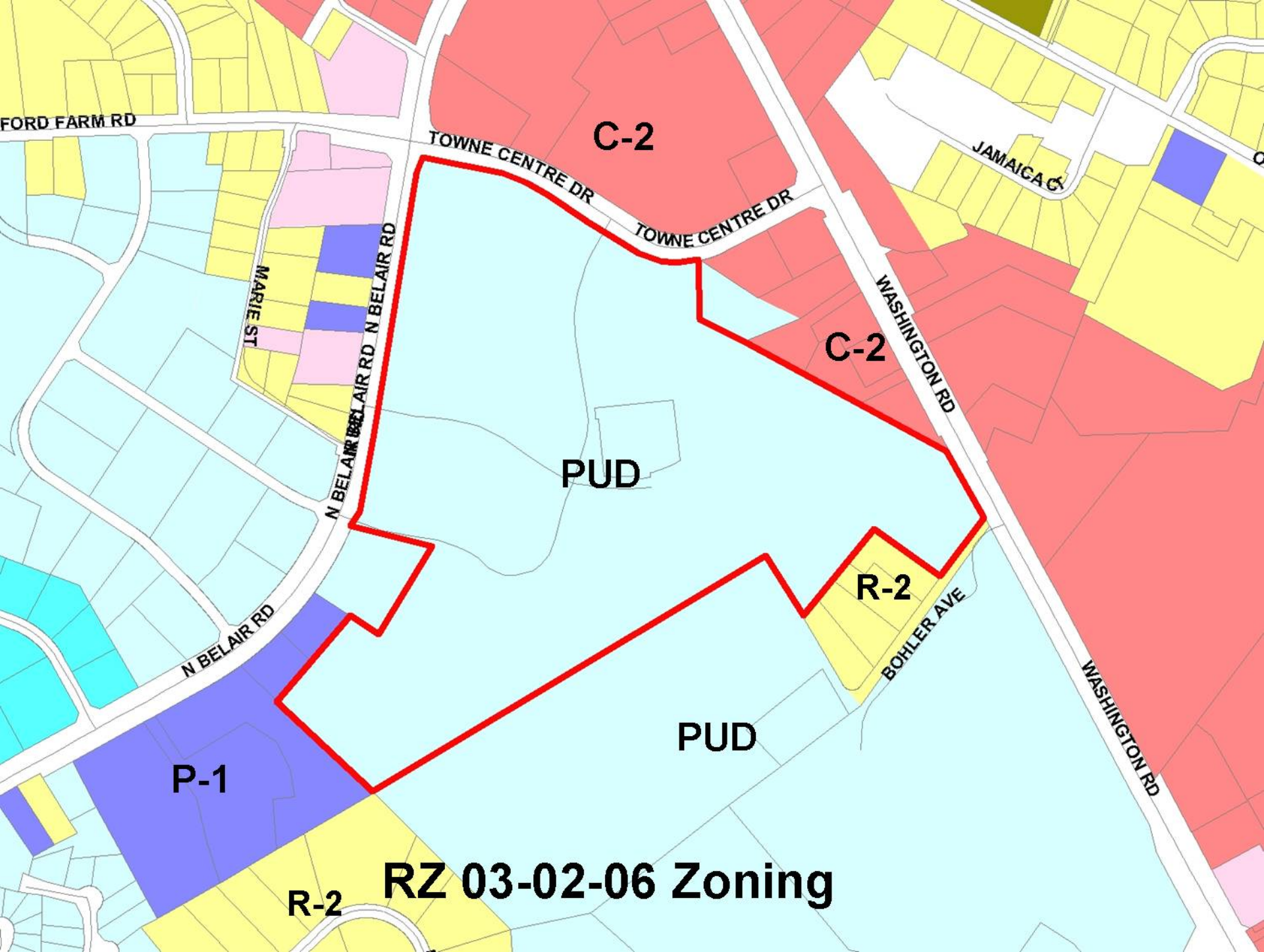
The Battery subdivision currently is being developed in the R-2 zoning district under the RCO provisions. When the planning commission and board of commissioners approved the RCO, there was considerable opposition from residents in Mulberry Creek subdivision that adjoins the Battery to the east. Concern was expressed about protecting the creek and wetlands between the two subdivisions, as well as about how much closer and denser the subdivision would look under the reduced setbacks of the RCO.

In response to these concerns the board of commissioners stipulated that three lots on the back of the subdivision next to Mulberry Creek subdivision had to adhere to the more spacious R-2 setback requirements even though they would be included in the RCO. For these three lots the side setbacks had to remain at 10 feet and the front setback had to be 55 feet from road centerline.

The developer has asked to amend that condition to allow the front setback to adhere to the RCO provision, which would allow the front setback to be reduced from 55 to 40 feet from centerline. This change would allow the homes on these three lots to be moved forward, which will have the effect of allowing larger homes without encroaching into the rear yard next to the creek and Mulberry subdivision. The side setbacks would remain at 10 feet which will give the subdivision a more spacious look.

Interdepartmental Review Conditions

All conditions will remain the same as when the R-2 RCO was approved.



FORD FARM RD

TOWNE CENTRE DR

C-2

JAMAICA CT

MARIE ST

N BELAIR RD

TOWNE CENTRE DR

C-2

WASHINGTON RD

PUD

N BELAIR RD

R-2

BOHLER AVE

WASHINGTON RD

P-1

PUD

R-2

RZ 03-02-06 Zoning

APPLEBEE'S RESTAURANT

EVANS 12 CINEMA

PROJECT LOCATION



KEYPLAN
N.T.S.

STATE ROUTE 383 / NORTH BELAIR ROAD
(R.O.W. VARIES)

TOWNE CENTER DRIVE
(100' R.O.W.)

EXISTING MOB 3

PROPOSED BUILDING

PROPOSED PARKING GARAGE

EXISTING MEDICAL
OFFICE BUILDINGS

COLUMBIA COUNTY M

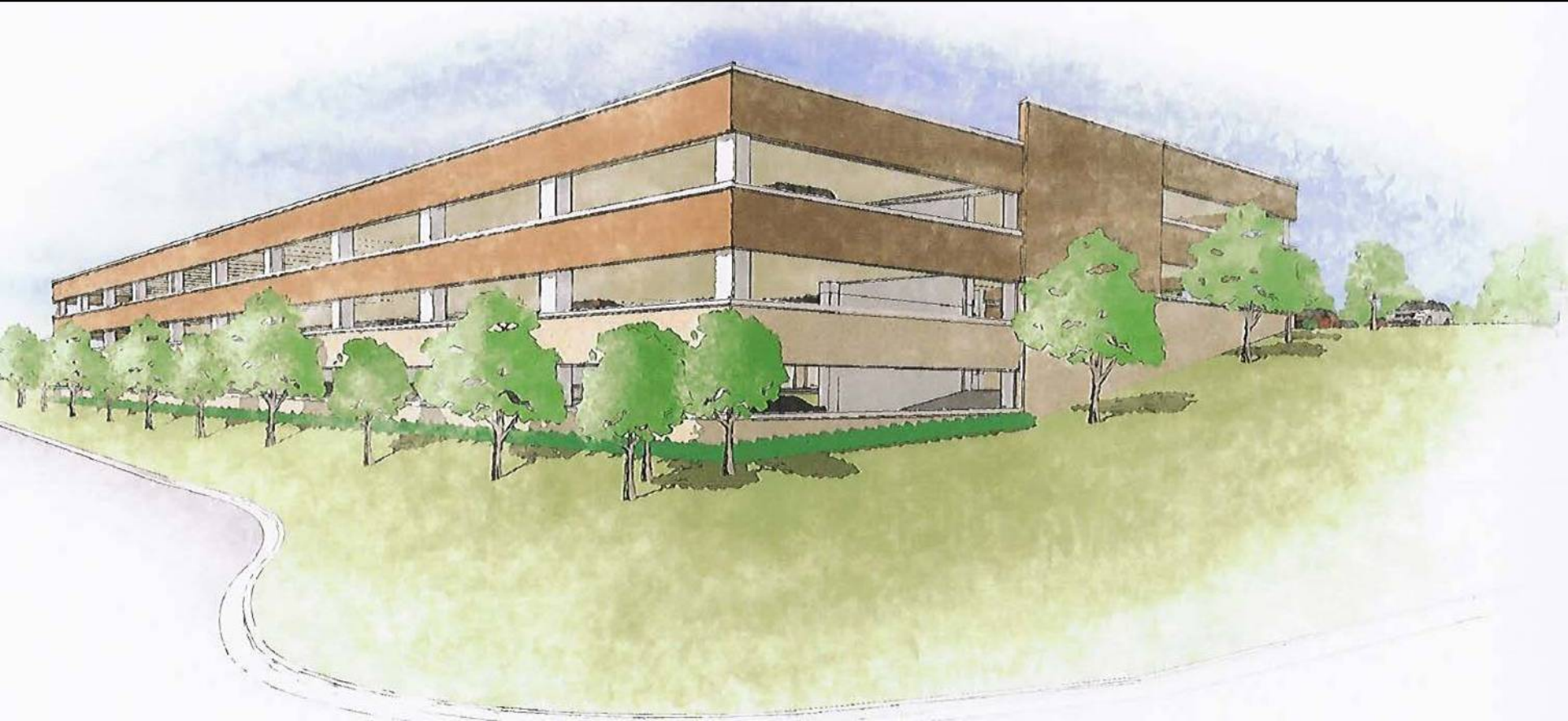
1. NO PARTS OF SIGNS SHALL BE LOCATED WITHIN 5' OF THE R/W
2. ALL CONSTRUCTION IN R/W TO CONFORM TO COLUMBIA COUNTY STANDARDS
3. SILT BARRIERS MUST BE IN PLACE IMMEDIATELY FOLLOWING CLEARING OF PLAN REQUIREMENT OR LOT SIZE. NO GRADING MAY BE DONE UNTIL INSTALLATION IS COMPLETE. CONTRACTOR MUST CALL FOR AN INSPECTION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY.
4. ALL EASEMENTS TO BE GRASSED AND/OR RIP-RAPPED AS REQUIRED TO
5. WITHIN COUNTY R/W:
TOP 6" OF SUB-BASE MUST BE THOROUGHLY MIXED IN PLACE AND COMPACTED. PROCTOR BASE MATERIAL IS COMPACTED, GRADED AGGREGATE CONFORMING TO 95% MOD. MODIFIED PROCTOR. SUB-BASE MUST BE 600 SPEC. SEC. 810 CLASS 1A MATERIAL. HIGHER FOR SUB-BASES. WHEN SUB-BASE DOES NOT MEET CLASS 1A THEN ACCEPTABLE SUB-BASE 5" OF 600 SPEC. SEC. 810 CLASS 1A MATERIAL.
2. PORTLAND CEMENT.
3. AGGREGATE.
METHOD TO BE USED AND SPECIFIC DESIGN MUST BE APPROVED BY THE COUNTY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ADJOINING ROADBED, WHICHEVER IS GREATER. CERTIFICATION OF BASE MATERIAL MUST BE SUBMITTED PRIOR TO DUMPING.
6. NO CERTIFICATE OF OCCUPANCY WILL BE RELEASED UNTIL ALL SITE WORK, AS REQUIRED BY THE COUNTY ENGINEER, ARE COMPLETED.
7. THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED BY THE COLUMBIA COUNTY ENGINEER. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE APPROVED SITE PLAN HAS BEEN IMPLEMENTED.
8. ALL LANDSCAPING SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 10.0 OF THE COLUMBIA COUNTY ORDINANCE. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE APPROVED SITE PLAN HAS BEEN IMPLEMENTED.
9. DEVELOPERS AND/OR CONTRACTORS ARE RESPONSIBLE TO REMOVE OR DESTROY ANY TYPE OF DEBRIS THAT COMES OFF THEIR SITE AND FINDS, OR A COUNTY OWNED POND. THEY ARE RESPONSIBLE TO REMOVE ANY OF THE DEBRIS THAT COMES OFF THEIR SITE ONTO COUNTY OWNED PROPERTIES TO INCLUDE RIG

SITE INFORMATION

RZ 03-02-06 Rendering



RZ 03-02-06 Rendering



RZ 03-02-06 Rendering





REZONING

December 7, 2006

FILE **RZ03-02-06 (REVISION)**

Revision to PUD

Property Information	
Tax ID	Map 073 Parcel 022
Location/address	Belair Road at Town Center Drive
Parcel Size	± 62.79 acres
Current Zoning	PUD
Existing Land Use	Medical offices and facilities
Future Land Use	Medical offices and facilities
Request	Revision to plan for additional offices and parking
Commission District	District 2 (Mercer)
Recommendation	Approve

Summary and Recommendation

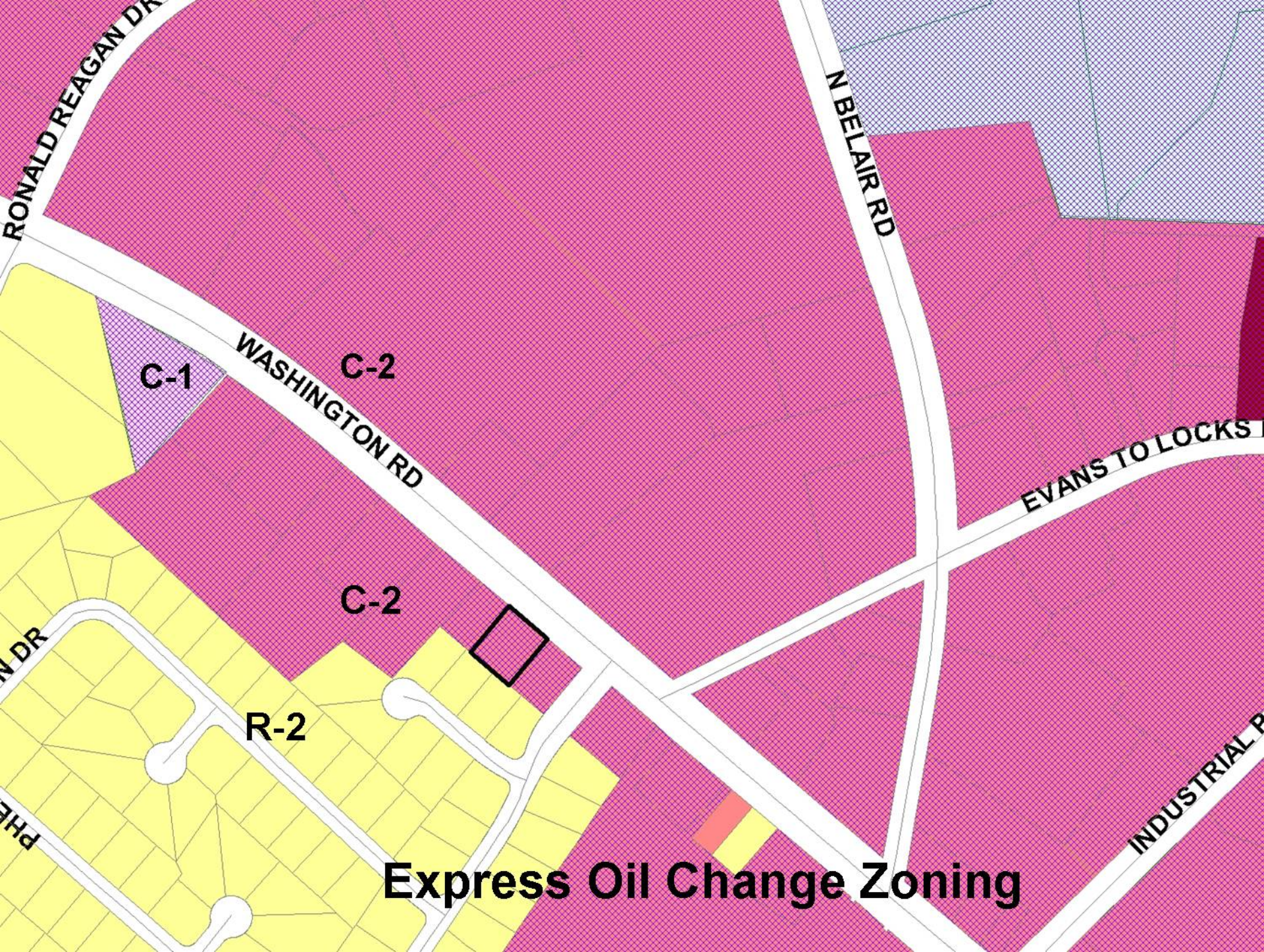
University Health Services, Inc., owner of the property, is requesting a minor revision to a previously approved site plan for further development of this large medical complex at the corner of Belair Road and Town Center Drive. Previously University Health Services was given approval to construct another three story office building identical to the one currently located on the site, a diagnostic center and a parking deck of two levels. The planning commission approved that site plan.

The petitioner is making revisions to that plan to remove the diagnostic center from the plan. This function will be incorporated into the second three story building that is being planned for the site. In addition, the petitioner is asking for approval to construct the two level parking structure with permission to increase the structured parking to four levels in the future.

Staff considers this revision to be in keeping with its previous approval and asks the planning commission to concur with its approval.

Interdepartmental Review

All conditions and comments from the previous review remain in effect.



RONALD REAGAN DR

N BELAIR RD

C-1

C-2

WASHINGTON RD

EVANS TO LOCKS

C-2

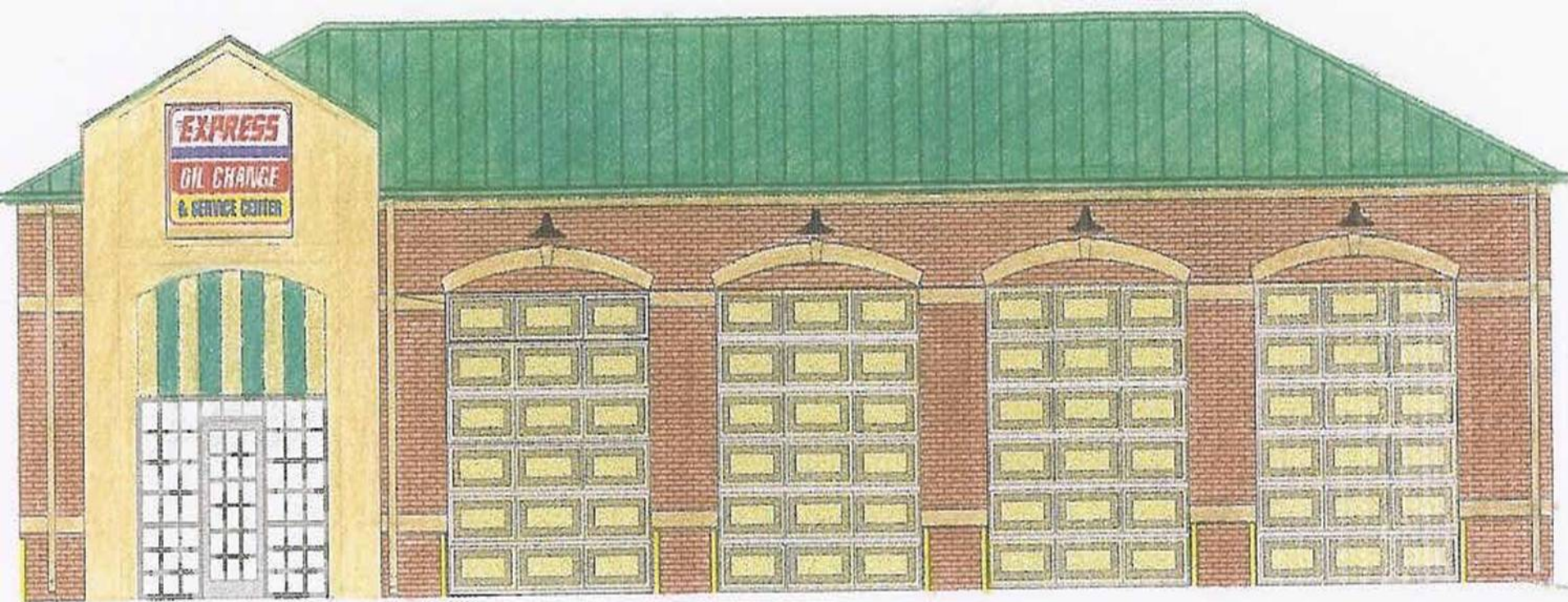
R-2

IN DR

PHE

INDUSTRIAL P

Express Oil Change Zoning





Express Oil Overhead Doors



SCALE: 1" = 20'



VARIATION

December 7, 2007

FILE: VA 06-12-01

Property Information	
Tax ID	Tax Map 072A Parcel 117
Location/address	Washington Road
Parcel Size	0.41 acre
Current Zoning	C-2 (General Commercial)
Existing Land Use	Undeveloped
Proposed Land Use	General Commercial
Request	Variation of Section 90-96(c)(5), Evans Town Center Overlay District (ETCO), Overhead Doors
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Express Oil Change, applicant, requests a variation from the Evans Town Center Requirements for overhead doors for its proposed location at 4342 and 4344 Washington Road, across Washington Road from Fairway Ford. The applicant is locating the business on a small parcel of land that does not provide adequate room to maneuver the building to meet all of the town center requirements.

The variation is to Section 90-96 (c)(5), which governs the design and placement of doors. To accommodate the proposed use the building requires overhead doors on two of its four sides. The building is to be oriented with these overhead doors along the two side lot lines, and not facing the front toward Washington Road. The Evans Town Center regulations allow overhead doors only on the back of the property for smaller commercial buildings. The variation, if granted, will allow the doors to be placed on the two sides of the building.

The applicant has agreed to use an upgraded more decorative door as shown on the attachment if the variation is granted. This kind of variation has been granted to other developments in the Evans Town Center. Top Notch car wash was probably the first. Since then variations have been approved for the pool and spa business and for several auto repair and tire repair concerns across from Wal-Mart. Staff concurs with the variation with the upgraded decorative doors.